REGULAR MEETING AGENDA

Date: 8/15/2022
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 871 4022 8110

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE
Consistent with Government Code section 54953(e), and in light of the declared state of emergency, and maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Submit a written comment online up to 1-hour before the meeting start time: PlanningDept@menlopark.org *
  Please include the agenda item number you are commenting on.
- Access the meeting real-time online at:
  zoom.us/join – Meeting ID# 871 4022 8110
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 871 4022 8110
  Press *9 to raise hand to speak

  *Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

E1. Approval of minutes from the April 11, 2022, Planning Commission meeting. (Attachment)

E2. Approval of minutes from the April 25, 2022, Planning Commission meeting. (Attachment)

F. Public Hearing

F1. Use Permit/Chris Gianotti/729 Middle Avenue:
Request for a use permit to demolish an existing one-story, single-family residence and construct a new two-story residence and detached garage on a substandard lot with regard to lot width in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #22-043-PC)

F2. Use Permit/Nitin Handa/1170 May Brown Avenue:
Request for a use permit to demolish an existing two-story, single-family residence and associated improvements, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) zoning district. The proposal includes a detached accessory dwelling unit (ADU), which is not subject to discretionary review. (Staff Report #22-044-PC)

F3. Use Permit/Rico Huo/510 Pope Street:
Request for a use permit to demolish an existing one-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot area and width in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #22-045-PC)

F4. Use Permit/Michael Kramer/90 La Loma Drive: Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district. The project includes a request for excavation within the side setback. The project also includes an attached ADU, which is not subject to discretionary review. (Staff Report #22-046-PC)

H. Informational Items

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: August 29, 2022
- Regular Meeting: September 12, 2022

I. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 08/10/2022)

REGULAR MEETING DRAFT MINUTES

Date: 4/11/2022
Time: 7:00 p.m.
Location: Zoom

A. Call To Order

Chair Michael Doran called the meeting to order at 7:01 p.m.

At Chair Doran's request, Assistant Planner Chris Turner explained how applicants and the public would be able to participate in the virtual meeting.

B. Roll Call

Present: Michael Doran (Chair), Camille Gonzalez Kennedy, Cynthia Harris, Henry Riggs

Absent: Andrew Barnes, Chris DeCardy (Vice Chair), Michele Tate

Staff: Fahteen Khan, Assistant Planner; Corinna Sandmeier, Acting Principal Planner; Chris Turner, Assistant Planner

C. Reports and Announcements

Acting Principal Planner Corinna Sandmeier said the City Council at its April 12 meeting would discuss and provide direction to staff on potential residential rezoning in the RMU zoning district in City District 1 and permitted density elsewhere in the city.

D. Public Comment

None

E. Consent Calendar

None

Commissioner Cynthia Harris said Commissioner Tate was trying to join the meeting, but was having connectivity issues. Chair Doran suggested waiting to open Agenda Item F1 so Commissioner Tate might participate. Commissioner Tate texted Commissioner Harris to please have the Chair proceed with the meeting as she was unsure if the internet would stabilize due to the windstorm.

F. Public Hearing

F1. Use Permit/Erin Foxcurran/1044 Berkeley Avenue:
Request for a use permit to partially demolish an existing one-story, single-family residence and detached garage, and construct first- and second-story additions, including an attached garage, on a

substandard lot with regard to minimum lot area and width in the R-1-U (Single Family Urban Residential) zoning district. The addition would be greater than 50 percent of the existing floor area and is considered equivalent to a new structure. (Staff Report #22-019-PC)

Staff Comment: Assistant Planner Fahteen Khan said there were no updates to the written report. She said that it was unclear from the project letter if the window assembly for the simulated true divided lights would have grids on both sides and suggested the Commission could ask for a project specific condition regarding the window assembly.

Applicant Presentation: Erin Foxcurran introduced her husband James and said their home was located in the Flood Triangle neighborhood of Menlo Park. She said they wanted to stay in their neighborhood and needed more space for their growing family. She introduced their project designer Jason Mundy.

Jason Mundy said they kept the second-floor set back and reduced the massing of the structure so it was appealing from the street.

Chair Doran opened the public hearing and closed it as there were no speakers.

Commission Comment: Commissioner Harris said a neighbor, William Brown, wrote in support of the project but wanted the city to make changes to the use permit requirements for substandard lots. She noted in her short time as a commissioner a number of instances wherein it seemed unnecessary for residents with smaller lots to have to bring their projects to the Planning Commission for approval when typically, the lots were slightly less wide, slightly less deep or had slightly less square footage than the standard. She asked what the process would be to change that.

Planner Sandmeier said the zoning ordinance would have to be amended and that would have to be initiated by the City Council.

Commissioner Henry Riggs asked about the proposed windows. Mr. Mundy said the windows were a Milgard Tuscany series.

Commissioner Riggs said Tuscany for reference was a vinyl window with the appearance largely of a wood window and the mullions were inside, outside and in the middle.

Commissioner Camille Gonzalez Kennedy said she supported the reuse of housing stock and moved to approve. Commissioner Harris seconded the motion.

ACTION: M/S (Kennedy/Harris) to approve the item as submitted; passes 4-0-3 with Commissioners Barnes, DeCardy and Tate not in attendance.

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, “New Construction or Conversion of Small Structures”) of the current California Environmental Quality Act (CEQA) Guidelines.

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following ***standard*** conditions:

   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by April 11, 2023) for the use permit to remain in effect.

   b. Development of the project shall be substantially in conformance with the plans prepared by Mundy Creative Services consisting of 16 plan sheets, dated received February 28, 2022, and approved by the Planning Commission on April 11, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering, and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

   g. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.

   h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition, or building permits.

   i. Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.

j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.

k. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by Aesculus, dated November 5, 2020 and amended July 14, 2021.

l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.

m. Prior to building permit issuance, the applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.

F2. Use Permit/Thomas James Homes/905 Sherman Avenue:
Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence with an attached garage on a substandard lot with regard to minimum lot width and lot area in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached Accessory Dwelling Unit (ADU), which is a permitted use. (Staff Report #22-020-PC)

Staff Comment: Planner Sandmeier said there were no changes to the written report.

Questions of Staff: Commissioner Kennedy asked how many homes had been or were being built by the applicant developer in the city. Planner Sandmeier said she did not have that information but the applicant might.

Applicant Presentation: Anna Felver, Thomas James Homes, said the lot was substandard because of size at 5500 square feet where 7000 square feet was the standard, and 50 feet wide by 110 feet deep where 65 feet by 100 feet was the standard. She said the site had a one-story, 1200 square foot home, a detached one car garage, and an accessory structure. She said the proposal was to build a two-story home in place of the existing structures. She said Sherman Avenue had a mix of one-story and two-story homes, generally in traditional styles with stucco often the main material. She said they were proposing a more modern aesthetic for this home but retaining a more traditional roof at the second story to align with homes in the neighborhood. She said they were using stucco with horizontal lap siding. She said the home was a three-bedroom, two and a half baths with an attached two-car garage, and an attached one bedroom, one bath studio. She said there were two uncovered off-street parking spaces on the driveway. She said the height was 26-feet, three-inches. She said seven trees onsite and two trees offsite were analyzed. She said five of the nonprotected trees were proposed for removal due to their proximity to the development and two replacement trees were being proposed. She said there was a great deal of participation in the design process from the community and neighbors.

Ms. Felver said one concern expressed was the second story and previously they had had a boxier second story that overlapped the garage, which people did not like. She said they have revised the

second story step back from the first story and to have the flat roof only on the first story. She said there was concern about an offsite tree, tree #6, located in the right rear corner of the adjacent left lot. She said their original plan would have had construction closer to that tree than recommended so they flipped the plan and massing so that the foundation was further away from that tree. She referred to the outdoor living space, the lanai. She said it was proposed as hardscape and they had been asked to revisit that to lessen the impact on that tree with a different construction method. She said they would use pavers closer toward the tree. She said there were details in the landscape drawings showing pavers being used, no compaction at grade and hand digging notes in the tree protection section.

Ms. Felver said neighbors were also concerned about trees #4 and #5. She said flipping the house plan impacted those trees. She said they curved the driveway to make sure they could retain and protect as many trees as they could. She said they were working with the neighbor at 885 Sherman on replacing the two trees that were to be removed. She said they were moving the fence line into the property to allow for access to the driveway and plant a tree species acceptable to the neighbor on their side of the fence but on the project property. She said the proposed driveway was where tree #5 was located and they would replace it with a Crepe myrtle 24-inch box at the right front of the subject property.

Chair Doran opened the public hearing.

Public Comment:

- Randy Avalos, District 5, said Thomas James Homes was building in his area and while it was a nice home there had been continuous disregard for the neighborhood with early construction starts and work ending late. He said it had been an unpleasant experience.

- Roxie Lovell said her husband Vic wanted to speak after her. She said she lived at 885 Sherman Avenue next to the project. She said their home was built in the 1940s and had a mature Valley oak on the lot, which that builder protected by grading around the tree roots, building a short retaining wall to keep dirt in and putting the garage in at an angle to accommodate the tree. She said 80 years later that tree was alive and healthy, 42-inches in diameter, and a source of shade. She said if the right decisions were made this tree might yet live another century. She said the applicant had made the design friendlier to the tree and she had been assured by Planning staff and the applicant's arborist that the new house design would not harm or endanger her heritage oak tree. She said she appreciated the safety measures the developer included such as fencing for the tree, hand digging in the critical root zone, avoiding soil compaction, minimizing deep digging, and redesigning the lanai and the footprint of the project. She said with those changes and the developer's assurances of care while working under the oak tree to build the house, she looked forward to sharing the beauty of the heritage oak with their future new neighbors for years to come.

- Vic Lovell said he lived at 885 Sherman Avenue and was worried about the destruction and reconstruction at 905 Sherman Avenue and its impact on the trees, particularly the Live oak. He said he had a dozen trees in the front yard and a dozen trees in the backyard that were an important part of the aesthetics of his residence and the neighborhood and for a cemetery across the street. He said trees take in carbon dioxide and convert it to oxygen and were very important ecologically.

  Chair Doran closed the public hearing.

  Commission Comment: Chair Doran commended Thomas James Homes for their community outreach and noted the plan and tree protection measures were positive and worthwhile changes to the project.

  Commissioner Riggs said he agreed with the Chair's comments. He said he found the modern aesthetic perfectly compatible with the neighborhood. He moved to approve as recommended in the staff report. Chair Doran seconded the motion.

  ACTION: M/S (Riggs/Doran) to approve the item as submitted, passes 3-1-3 with Commissioner Kennedy opposing and Commissioners Barnes, DeCardy and Tate absent.

  1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

  2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

  3. Approve the use permit subject to the following ***standard*** conditions:

     a. The applicant shall be required to apply for a building permit within one year from the date of approval (by April 11, 2023) for the use permit to remain in effect.

     b. Development of the project shall be substantially in conformance with the plans prepared by Dahlin consisting of 21 plan sheets, dated received April 5, 2022, and approved by the Planning Commission on April 11, 2022, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

     c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

     d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

     e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and

Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

g. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.

h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

i. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.

j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.

k. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by Monarch Consulting Arborists, dated August 23, 2021.

l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.

m. Prior to building permit issuance, Applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.

4. Approve the use permit subject to the following ***project-specific*** condition:

   a. Simultaneous with the submittal of a complete building permit application, the applicant shall provide revised plans that specify the tree protections from the arborist report in the detail drawings included with the landscape plan sheets, subject to review and approval by the Planning Division and the City Arborist.

F3. Conditional Development Permit Major Modification/Heather Skeehan/300 Constitution Drive:

Request for review and approval of major modifications to an approved Conditional Development Permit (CDP) for interior and exterior changes to the previously approved hotel building and changes to the landscaping and on-site circulation. No changes are proposed to the number of rooms (240 rooms), the number of onsite parking spaces (118 parking spaces) or the shared parking agreement between the hotel use and the other site occupant, Meta (formerly Facebook). The proposed modifications would continue to comply with the floor area ratio, building coverage, and maximum height limits of the previously approved CDP. In 2016 the City Council certified an Environmental Impact Report (EIR) as part of its approval of the Meta Campus Expansion Project, which included a potential 200-room hotel. Subsequent revisions to the Meta Campus were previously analyzed through the Facebook Campus Expansion Project First Addendum. In February 2020 the City Council approved revisions to increase the number of hotel rooms to 240 rooms and approved a shared parking agreement, which was analyzed in a Second Addendum to the certified EIR. The currently proposed revisions have been reviewed against the analysis in the certified EIR, and First and Second Addendums, and the proposed revisions would not result in new impacts or an increase in the severity of previously identified impacts. ***Continued from the meeting of February 28, 2022***. (Staff Report #22-021-PC)

Staff Comment: Planner Sandmeier said there were no updates to the written report.

Applicant Presentation: Menno Hilberts, CitizenM, said the Commission when it had last seen the project had commented that while it supported some of the proposed changes that the proposal had lost some of the architectural quality that was in the design the previous round. He said the Commission had also commented that local outreach should not just be a report but should involve actual local leverage. He said they then spoke to some of the commissioners individually and reengaged with the Belle Haven community, which they would continue to do into the summer. He said they also were much more specific in their art selection process and would select a committee of two local artists, two community members, and one citizen representative to review 10 proposals, have five of those drafted to a higher level, and then select one. He said they would offer substantial hotel discount bookings for the Belle Haven community.

Bob Tierney, Baskervill Architects, project architect, highlighted their proposed modifications to the exterior design of the building to address feedback and comments from the Commission. He said they modified the design of the end wall of the room block to get to a staggered bond pattern for the metal panels for more scale and in texture on the end panel. He said looking around the base of the building the columns had been highlighted as well as the diagonal bracing with red to bring more scale and pattern. He said the corner had been activated around the base of the restaurant. He said there were exposed columns surrounding the pedestrian entry off of the Plaza for a better pedestrian experience. He said the Plaza would be activated and intended for use by the general public as well as hotel guests. He said also there would be activity coming into the restaurant and the hotel lobby. He said towards the back they added a pedestrian crosswalk from Chilco Street to bring pedestrians to the rear entry where glass was now wrapped around the corner for light and provide more scale. He said most importantly along the back of the building they articulated a façade similar to what was done on the restaurant side to add the scale of the frame elements around the base, giving it more of a front of house feel. He said they added Florida ceiling glass in the fitness center and the offices in the back of the building.

Chair Doran opened the public hearing.

Public Comment:

- Pamela Jones, Belle Haven resident, said she was impressed with the project's business model when she had met with representatives in 2019. She said they said they would hire from the Belle Haven neighborhood first and provide training for success. She asked for confirmation of that commitment as other hotel projects had made that commitment and then hired very few Belle Haven residents.

Chair Doran closed the public hearing.

Commission Comment: Chair Doran said he met with the project developers a couple of years ago and toured one of their projects under construction in Seattle, but he did not think that affected his ability to be impartial.

Commissioner Kennedy said she met with Menno Hilberts after the last time the project was presented. She said she was happy with the changes they had made and noted they heard what the Commission was saying. She said it was unfortunate that Commissioner Tate was not present because she had had some comments. She said what was brought tonight was supportable.

Commissioner Harris said she liked the changes and how the back was much more inviting. She liked seeing what other of their hotels looked like with the color accents. She asked how they would work with the local community on hiring noting Ms. Jones' comment. She said after the last time the project was presented that she had met with project representatives.

Mr. Hilberts said that for all their projects they did not hire typical hotel staff but hired friendly people, whom they then trained to be hotel professionals. He said that this was not an empty promise and they had signed a MOU of commitment with JobTrain and they had every intention of delivering on that promise. He said they did a hiring process in Miami over the weekend. He said they first host a casting day for potential new hires and take them through a morning of interactive playful exercises. He said they then selected people who were interesting and fun. He said then they provided hotel skills training on that property and on other properties so sometimes travel was involved. He said it was an interesting training process for entry level positions.

Commissioner Harris asked how that would be promoted in the community. Mr. Hilberts said that would happen closer to the opening and involved a committee that would do much more in depth community outreach and work with local communities to find out who the groups were. Commissioner Harris said she looked forward to hearing how that was successful.

Commissioner Riggs said he met with Mr. Hilberts previously. He said he appreciated particularly that the design as returned to some of the elements the Commission had liked when it first saw the project. He said he thought this would be a successful and attractive project. He said he was particularly interested in the model of the small unit with the kinder public spaces.

Chair Doran said he was very happy with the redesign and closer to what they had originally approved. He said he especially like the treatment of the fitness center in the back of the house.

ACTION: M/S (Riggs/Kennedy) to approve the item as recommended in the staff report; passes 4-0-3 with Commissioners Barnes, DeCardy, and Tate not in attendance.

1. Make a finding that potential environmental effects of the revised project are adequately considered by the analysis in the certified EIR, First Addendum and Second Addendum, no new or more severe impacts would occur than previously recognized, no other circumstances exist requiring additional environmental review, and the pending application may be considered in reliance on the EIR, First Addendum and Second Addendum.

2. Make findings, as per Section 6.1.3 of the Third Amended and Restated CDP pertaining to Major Modifications, that the proposed changes will be compatible with other building and design elements or onsite/offsite improvements of the Third Amended and Restated Conditional Development Permit and would not have an adverse impact on safety and/or the character and aesthetics of the site.

3. Approve the Major Modification to the Third Amended and Restated CDP subject to the following ***standard*** conditions:

    a. The applicant shall be required to apply for a building permit within one year from the date of approval (by April, 11, 2023).

    b. Development of the project shall be substantially in conformance with the plans prepared by Baskervill Architects, consisting of 55 plan sheets, dated received March 16, 2022, and approved by the Planning Commission on April 11, 2022 except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

    c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

g. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.

h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

i. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.

j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.

k. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by SBCA Tree Consulting, Inc. dated November 18, 2019.

l. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.

m. Prior to building permit issuance, the applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.

5. Approve the Major Modifications subject to the following ***project-specific*** conditions:

   a. Prior to building permit issuance the applicant shall demonstrate compliance with all project-specific conditions of approval outlined in Section 15 of the Third Amended and Restated CDP subject to review and approval by the Planning, Building, Engineering and Transportation Divisions.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: April 25, 2022
- Special Meeting: May 2, 2022

Planner Sandmeier said the Willow Village Project was on the April 25, 2022 agenda and the 1340 Adams Court project was on the May 2, 2022 special meeting agenda.

H. Adjournment

Chair Doran adjourned he meeting at 8:07 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

CITY OF MENLO PARK

REGULAR MEETING DRAFT MINUTES

Date: 4/25/2022
Time: 7:00 p.m.
Location: Zoom

A. Call To Order

Chair Michael Doran called the meeting to order at 7:01 p.m.

At Chair Doran's request, Associate Planner Matt Pruter explained how applicants and the public would be able to participate in the virtual meeting.

B. Roll Call

Present: Chris DeCardy (Vice Chair), Michael Doran (Chair), Camille Gonzalez Kennedy, Cynthia Harris, Henry Riggs

Staff: Kyle Perata, Acting Planning Manager; Matt Pruter, Associate Planner

C. Reports and Announcements

Acting Planning Manager Kyle Perata said the City Council at its April 26, 2022 meeting would be reviewing applications and appointing new members to the Planning Commission, which had two members' terms ending at the end of April. He noted that this would be Chair Doran's last meeting and thanked him for his service.

Chair Doran said he had enjoyed his time on the Planning Commission and had learned a lot from both his fellow commissioners and the city's planning staff. He said he was much busier now than he had been as he had co-founded a startup company

D. Public Comment

None

E. Consent Calendar

E1. Approval of minutes from the February 14, 2022, Planning Commission meeting. (Attachment)

E2. Approval of minutes from the February 28, 2022, Planning Commission meeting. (Attachment)

ACTION: M/S (Camille Gonzalez Kennedy/Chris DeCardy) to approve the consent calendar as submitted; passes 7-0.

F. Public Hearing

F1 and G1 are associated items with a single staff report

F1. Draft Environmental Impact Report (Draft EIR) Public Hearing/Signature Development Group and Peninsula Innovation Partners, LLC on behalf of Meta Platforms, Inc. (formerly Facebook,

Inc.)/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court (referred to as the Willow Village Master Plan):
Public hearing to receive comments on the Draft EIR to comprehensively redevelop an approximately 59-acre existing industrial, research and development (R&D), and warehousing campus (referred to as the main project site) with up to 1,730 housing units, up to 200,000 square feet of retail uses, an approximately 1,600,000 square feet office campus for Meta, formerly Facebook, (up to 1.25 million square feet of office space, with the balance [e.g., space for accessory uses, including meeting and collaboration space totaling 350,000 square feet if the office square footage is maximized] in multiple buildings), a 193 room hotel, and publicly accessible open space including an approximately 3.5-acre publicly accessible park, a dog park, a town square, and a 2-acre elevated park. A minimum of 15 percent (260 units), and up to 17.8 percent (308 units) if the commercial linkage units are constructed on-site, of the 1,730 units would be BMR units per the City's BMR Ordinance, including approximately 120 age-restricted senior units. The proposed project also includes a potential project variant that would increase the total number of housing units by up to 200 units for a total of 1,930 units, for consideration by decision makers as part of the requested land use entitlements. The proposed project includes a below grade publicly accessible tunnel that would connect the main project site with the West Campus for use by bicyclists, pedestrians, and Meta trams. The proposal includes a request for an increase in height, floor area ratio (FAR), and density under the bonus level development allowance in exchange for community amenities. The proposed project also includes the realignment of Hamilton Avenue and an elevated park to connect the main project site with the Belle Haven Neighborhood Shopping Center. The master plan requires a General Plan Circulation Element and Zoning Map amendment to modify the locations of internal site circulation (public rights-of-ways and paseos). The proposed project includes adjustment requests from the City's design standards for specific buildings, modifications to the City's BMR guidelines, and an adjustment to the City's application of its transportation demand management (TDM) requirements. As a separate future project, the environmental analysis has considered reconstruction of an existing service station at 1399 Willow Road and an approximately 6,700 square foot expansion at the Belle Haven neighborhood shopping center (1401 Willow Road and 871-883 Hamilton Avenue) as a future separate phase that would require separate use permits and architectural control permits. These parcels across Willow Road are referred to as the Hamilton Avenue Parcels. The main project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). The Hamilton Avenue Parcels are zoned C-2-S (Neighborhood Shopping, Restrictive). The proposed project includes a request to remove 266 heritage trees on the main project site and three heritage trees on the Hamilton Avenue Parcels. The proposed project also includes a request for the use and storage of hazardous materials (diesel fuel) for back up emergency generators on the main project site and the Hamilton Avenue Parcels. The Draft EIR was prepared to address potential physical environmental effects of the proposed project in the following areas: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use, noise, population and housing, public services, transportation, utilities and service systems, hydrology and water quality. In accordance with CEQA, the certified program-level ConnectMenlo EIR served as the first-tier environmental analysis. Further, this Draft EIR was prepared in compliance with the terms of the Settlement Agreement between the City of East Palo Alto and the City of Menlo Park. The Draft EIR identifies significant and unavoidable impacts in the following topic areas: air quality and noise. The City is requesting comments on the content of this Draft EIR. The project site does not contain a toxic release site, per Section 6596.2 of the California Government Code. Written comments on the Draft EIR may be also submitted to Community Development (701 Laurel St., Menlo Park) no later than 5 p.m. on May 23, 2022. (Staff Report #22-022-PC)

Item F1 transcribed by a court reporter.

G. Study Session

G1. Study Session/Signature Development Group and Peninsula Innovation Partners, LLC on behalf of Meta Platforms, Inc. (formerly Facebook, Inc.)/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court (referred to as the Willow Village Master Plan):
Request for a study session for a master plan to comprehensively redevelop an approximately 59-acre existing industrial, research and development (R&D), and warehousing campus (referred to as the main project site) with up to 1,730 housing units, up to 200,000 square feet of retail uses, an approximately 1,600,000 square feet office campus for Meta, formerly Facebook, (up to 1.25 million square feet of office space, with the balance [e.g., space for accessory uses, including meeting and collaboration space totaling 350,000 square feet if the office square footage is maximized] in multiple buildings), a 193 room hotel, and publicly accessible open space including an approximately 3.5-acre publicly accessible park, a dog park, a town square, and a 2-acre elevated park. A minimum of 15 percent (260 units), and up to 17.8 percent (308 units) if the commercial linkage units are constructed on-site, of the 1,730 units would be BMR units per the City's BMR Ordinance, including approximately 120 age-restricted senior units. The proposed project also includes a potential project variant that would increase the total number of housing units by up to 200 units for a total of 1,930 units, for consideration by decision makers as part of the requested land use entitlements. The proposed project includes a below grade publicly accessible tunnel that would connect the main project site with the West Campus for use by bicyclists, pedestrians, and Meta trams. The proposal includes a request for an increase in height, floor area ratio (FAR), and density under the bonus level development allowance in exchange for community amenities. The proposed project also includes the realignment of Hamilton Avenue and an elevated park to connect the main project site with the Belle Haven Neighborhood Shopping Center. The masterplan requires a General Plan Circulation Element and Zoning Map amendment to modify the locations of internal site circulation (public rights-of-ways and paseos). The proposed project includes adjustment requests from the City's design standards for specific buildings, modifications to the City's BMR guidelines, and an adjustment to the City's application of its transportation demand management (TDM) requirements. As a separate future project, the environmental analysis has considered reconstruction of an existing service station at 1399 Willow Road and an approximately 6,700 square foot expansion at the Belle Haven neighborhood shopping center (1401 Willow Road and 871-883 Hamilton Avenue) as a future separate phase that would require separate use permits and architectural control permits. These parcels across Willow Road are referred to as the Hamilton Avenue Parcels. The main project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). The Hamilton Avenue Parcels are zoned C-2-S (Neighborhood Shopping, Restrictive). The proposed project includes a request to remove 266 heritage trees on the main project site and three heritage trees on the Hamilton Avenue Parcels. The proposed project also includes a request for the use and storage of hazardous materials (diesel fuel) for back up emergency generators on the main project site and the Hamilton Avenue Parcels. (Staff Report #22-022-PC)

Staff Comment: Mr. Perata said the applicant would present on some of the more detailed architectural plans for Phase 1 of their project.

Applicant Presentation: Eron Ashley, architect with Hart Howerton in San Francisco, said his firm was the project planner and the architects for Parcel 3, one of the parcels in the middle of the project, as well as a landscape architect in the public realm so they had had a chance to see every

angle of the proposal. He provided an overview of their planning and designing process and introduced Tony Markese to present on the office campus and that planning and designing process. He said Jaron Lubin would present on the hotel, the MCS, and the Town Square, and he would lastly speak more on the mixed-use residential buildings.

Tony Markese, Design Principal with Pickard Chilton, said their responsibility was to design the office campus. He said they began their process immersing themselves in the city's General Plan to understand its vision for the city in general and for this site, and ideas about creating equity within the community, creating good place making, emphasizing density between Highway 101 and the Bay, and encouraging businesses that could survive various cycles. He said the guiding principles also talked more specifically about access to public and open space and creating a healthy living environment, creating convenient transportation options, addressing climate change and promoting green buildings, and a vibrant commercial core. He referred to the city's Municipal Code and said they very much looked at the framework the city had created for building massing and scale. He said the plan they developed had some adjustments built into it and those were done to create variety and diversity and enhance the architecture.

Mr. Markese presented visual plan diagrams for orientation. He said the campus was six buildings with two parking garages arranged around a central green space with a circulation east loop road to anchor the eastern side. He said the two garages contained transportation centers and were part of the overall vision for how the campus was tied to the village and to the general transportation network as well. He said starting to develop the master plan they first looked at building orientation. He said if they could limit the extent of the east and west facades that they could dramatically reduce the energy consumption in the buildings. He said that started to create a condition where the shorter ends of the building would front Main Street presenting a kind of lower, more residential scale. He said on the ends it allowed for openings or gaps within the street front to create green spaces and to allow views into the campus from the village itself. He referred to access noting there were multiple entry points in the campus distributed throughout.

Mr. Markese showed an overlay of the transportation plan. He said the transit hubs allowed the integration of bicycle parking, bicycle paths, shuttles and trams to reduce traffic. He said the transportation plan and the team had one of the most successful plans in the tech industry. He showed a view of Main Street. He said the campus buildings were all built out of heavy timber. He noted the series of sheltered overhangs and terraces distributed throughout the buildings. He said they had a higher floor on the first floor that was transparent, open and welcoming. He provided a visual of a view from one of the small green spaces that connected Main Street to the small plaza. He noted green courtyards within the campus to provide transparency, openness and visibly full landscape. He provided a visual of the circulation area at the center of the campus where a significant number of trees would be added.

Mr. Markese said regarding sustainability that the heavy timber allowed for a pretty significant reduction in carbon dioxide as compared to a normal building. He said they were looking at 100% electric, which aligned with the Peninsula's Clean Energy Reach Code recommendations. He said they were planting 320 trees and their goal was LEED gold. He said they were offsetting 20% of their energy demand through photovoltaic panels located on the rooftops of the office building and parking garages.

Mr. Markese provided visuals of the proposed retail spaces on Main Street. He said the building massing and roofline would be varied along Main Street with multiple places to have views of the street and multiple places to have activity at different levels. He said on the east loop road they were modulating the façade of the ends of the office buildings and the park garage facades. He showed a view of the east corner of the south parking garage and noted that the attention to detail and materiality was the same as that of the office buildings. He said they were looking for ways to activate the street at the base of those structures through some color and perhaps artwork.

Mr. Markese provided a visual of the Town Square with the office buildings and retail spaces facing it. He said the building was kind of cascading and stepping down towards the Town Square allowing for activities at multiple levels, creating an open, transparent visually active façade there that then worked in concert with the other buildings on the Town Square as well as the elements that provided the vertical circulation to the park.

Jaron Lubin said he would focus on the north side of the master plan. He said the anchor of Main Street was the Town Square which surrounded on four sides with activity generating uses. He said on the north was the public elevated park and the meeting collaborative space (MCS) that was connected to the office facilities. He said the elevated park was a two-acre public park. He said the space would have plantings, playgrounds, paths for bicyclists and runners, and was a quarter mile from end to end, east to west. He said it would play an important role from their perspective in creating a safe and friendly way to cross Willow Road. He said the park was 30 feet in the air. He said there were stairs and a series of large elevators in which to take bicycles up and down to connect to the park. He said the park would provide views to the north to the bay lands and wetlands and to the south over the Town Square and amenities.

Mr. Lubin presented a visual on the west side of Willow Road of the connection that would allow people to safely and securely get to the elevated park, crossing Willow Road over the traffic. He said they thought the elevator positions were opportunities for public art pieces. He said they imagined the park with indigenous plantings, sculptures and public art pieces, seating, walking trails and shady spaces. He said potential programming might be art classes in the garden, seasonal events, small festivals, weekend parties, and they also tried to imagine some kind of festive events like a Halloween party for the community, or small spots to play chess, or to meet friends.

Mr. Lubin said as mentioned the south side of the Town Square was a retail pavilion. He said they worked hard to enhance the spaces around the Town Square with plantings making it lush, comfortable and human scaled. He said looking at the retail pavilion from the Town Square side it was designed to open up as an interior / exterior space and activities in the retail and dining spilling out to the Plaza. He said the Plaza was a blank canvas and they had imagined movies in the square, farmers markets, art shows and performance, music and fun kinds of things. He showed a slide of the west side of the square and the hotel, which was unique in how it was massed, kind of stepping down toward the square. He said this was a garden hotel and at its center was a large courtyard with trees flanking it. He said the hotel and its amenities also served the community.

Mr. Lubin said the meeting and collaboration space, referred to as MCS, was an expansion of the Willow Village campus. He said the axis of the office spaces were anchored on the north by the MCS building, which was an all-season space for Meta’s use. He said visiting the site they noted the prevailing winds from the north and designed an enclosure over the meeting collaboration space that had operable panels on the north to allow the winds in and that then literally flushed the warm air up

and out of the enclosure so that it moderated the heat gain. He said it had the highest performance characteristics in terms of sustainability and building design. He showed a slide of the public entry into the building.

Mr. Ashley referred to the mixed-use buildings and that those had been numbered one through seven, with the hotel being one. He said the others were the residential mixed-use buildings. He said parcel two had a single building split into two that preserved visual connection of Center Street through. He said on parcel three and Main Street that the buildings as the road bent out and around stepped back to create pedestrian scale plazas and parklets. He said the residential buildings that related to the community park in the southwest corner had courtyards that opened up to the park. He said they saw some fascinating public spaces that he thought would reveal itself through the architecture.

Mr. Ashley said each of the mixed-use buildings had a base, middle and top yet each building was done a bit differently to create variety. He said folding the U-shaped courtyard back gave short ends of the block on Willow Road that started to break down the mass. He noted that parcels two, four and six sort of paid deference to the park in the way they opened up with massing stepping back creating visual and physical connections. He said in employing all of the approaches to human scale and connectivity they had a few adjustments to the code they would like and those had been highlighted in the staff report. He said balconies were thematic in a human scale project. He said projected and recessed balconies offered variety modulation that was key to being able to step back big massing elements. He said they thought that was a benefit but not always acknowledged in the code.

Chair Doran opened for public comment.

Public Comment:

- Brittani Baxter, District 3, said the project looked beautiful and the project team had worked well with the immediate neighbors and Belle Haven community. She said earlier she had asked about ways to reduce car traffic and was glad that was talked about again as well as ideas for connecting areas of the city to each other. She said earlier she had asked about the alternative option within the environmental impact review to add 200 additional housing units. She said she supported making those 200 units as affordable as they could be.

- Karen Grove, Housing Commission, said she was speaking for herself. She referred to the BMR aspects of the proposal and said she felt strongly that the inclusionary homes and the market rate units should be a range of affordability to reach as low as feasible, which she thought was very low income with low, and moderate as well. She said it would be wonderful if Meta would increase their investment in the community to achieve equal numbers of very low-, low- and moderate-income units. She said she wanted to be sure the Housing Commission saw this item too as a study session. She said she was glad to see staff was open to exploring changing the 75% cap on moderate income rents but that was a very useful provision in the BMR guidelines so they should be very careful about lifting that. She said regarding the 100% affordable units she supported the proposal to partner with a nonprofit housing developer to build and operate those homes. She said she saw the minimum level of income was 25% of the area median income, which she thought was too high for a person on a social security income. She said that needed to be lowered if they really wanted to meet the needs of their most vulnerable seniors.

- Adina Levin, Menlo Park resident, referred to the functions of the place and commended Meta and the project team for bringing forward the grocery store, services and housing to the earlier phases of the project, which were things nearby residents and the community were looking forward to as part of the benefit to the community within the ConnectMenlo plan. She said the mass timber construction looked cool in addition to having environmental benefits. She said she supported the various different environmental features, the solar panels, recycled water and the focus on environmental sustainability as well as the thought given to the places for people to gather and spend time.

- James Rodriquez said he was a journeyman carpenter with Local Union 17 and lived and worked in Santa Clara County. He said he supported the proposed project. He noted developers who built in their communities without a commitment to upholding standards of providing livable wages, healthcare and apprenticeship training opportunities to their workers. He said without those standards it became almost impossible for workers to continue to live in the community they themselves were building. He said with this developer's commitment to using a union signatory general contractor came a guarantee that those labor standards will be adhered to, leading to all workers being treated fairly and paid what they deserved for the work and the outcome of quality projects being built safely and timely.

- Harry Bims, District 1 resident and former two term Planning Commissioner, said District 1 residents could walk to Willow Village and the park was designed to prevent its use as a sports field and to maximize its use by District 1 residents. He said regarding VMT that work policies to allow work from home was having a bigger impact on that than adding more housing units or updating the roadway. He said also they should take into account how internet connectivity to the project site supported flexible work patterns as a way to reduce VMT. He said District 1 had absorbed hundreds of affordable housing units already that should have been built in other districts in Menlo Park as required by law. He said they really needed the other districts to refocus their demands for more affordable housing to other neighborhoods and not to this project. He said what was needed were suggestions to upgrade Belle Haven. He said for example District 1 had significant roadway needs, to underground power lines, plant trees and so on. He said they should start there if they wanted to look for infrastructure benefits for the project. He said the Redevelopment Agency plan for Hamilton Avenue was a perfect blueprint to consider. He said in fact comparing Newbridge to Hamilton Avenue only gave a partial idea of the kind of impact an infrastructure plan for the neighborhood could have for removing blight. He said this project as it was far exceeded any project in Menlo Park by a wide margin and should be approved.

- Pamela Jones, Belle Haven Menlo Park resident, said in 2017 when this project was first introduced to the City Council, that she specifically had said she supported a future city and was fascinated by the concept. She said she had watched the project since and seen it morph from one thing to another attempting to satisfy Belle Haven neighborhood concerns. She said she appreciated that Signature had really tried to negotiate with Meta as she understood it was Meta not Signature making the final decisions. She said to be consistent the project should have at least 20% BMR affordable housing based on living in Menlo Park as Menlo Park was very expensive. She said also it should have a formula which allowed displaced people in the area to have first access to the apartments. She said a percentage of the BMR affordable and market rate apartments should be for home ownership as that would strengthen the community there and ensure sufficient people for the retail and grocery for the future.

Chair Doran closed the public comment.

Staff Comment: Chair Doran said there had been a great deal of focus on traffic and circulation within the development and connections to Belle Haven that were commendable. He said people from the East Bay would not be walking or riding bicycles and he would like to hear more about the TDM plan for longer distance transport and how they would mitigate the effects on the Dumbarton Bridge, Highway 101 and the Bayshore Expressway.

Eric Morley, Signature Development, said that they had looked carefully at the site and surroundings. He referred to an earlier question about TDM and parking and said Meta had one of the most aggressive TDM programs of any tech company in the country. He said more than 50% of its workers used alternative modes of transportation so right away they were able to be very aggressive in terms of parking reductions, TDM and traffic management, and that would continue. He said the transportation impact analysis (TIA) and EIR also looked at other roadways and intersections and the project would fund significant traffic impact fees that would go to specified improvements throughout Menlo Park and the area. He said they were continuing to evaluate the EIR in those mitigation measures related to the project. He said currently the site only had one access and with the project it would have four entrances that would naturally disperse traffic. He said they were committed to Meta's TDM program continuing to grow and they would have a trip cap. He said they also reduced the employee capacity for the project by 30%. He said that with the recommendations within the EIR and TIA they would be looking at not just how the site was affected but also the surroundings and noted the significant improvements to Willow Road.

Chair Doran asked about the TDM plan for the apartment residents noting not all of them would be working at Meta. Eric Harrison, Signature Development, said briefly they were proposing a TDM Association for the residential component, the retail and hotel. He said they would have a professional organization managing the TDM so it provided the maximum benefit without having to involve the property owners directly. He said they had a mitigation measure on the residential site to decrease the VMT so that they had no more than slightly over 6,000 average trips.

Commissioner Harris said it was a beautiful project. She said cars were contributing the most to the environmental concerns and that she supported TDM programs. She said she was concerned about the parking that was scheduled at the maximum allowable in Menlo Park. She said she was concerned they were moving in the wrong direction with that. She said Meta had been a leader with TDM and would like to see what they could do here perhaps opening up the Meta shuttles to outside workers if they worked in Willow Village or even for some of the residents. She noted the importance of the 1730 much needed residential units and acknowledged the reduction of office space since the last time they saw the proposal. She said this still showed a net decrease in housing availability within the region of 815 units. She said she realized Menlo Park was not going to absorb and never had absorbed all of the housing. She said she guessed they were at about 5.9% for those who worked in the city but they needed to help out local residents and not further displace them. She said if they were looking for 20% additional over the 5.94% which was Facebook then they were still at a new loss for the low and very low-income levels of about 140 units, which was what she would like to see. She said there was an interest of eliminating a 75% cap on moderate income rents, but that could result in units renting at market rate so she did not feel comfortable with that. She asked about the manager allowing first rights for the units to current residents as well as recently displaced residents from Belle Haven and how that might work.

Mr. Perata said the City's BMR Guidelines or the BMR ordinance included language regarding preferences for recently displaced starting he believed in 2007 or 2009 and that economic recession. He said he would have to follow up separately with more details. Commissioner Harris said it would be great if they could take another look and make sure they were doing all they could to support the groups that had taken most of the brunt of the housing and displacement in Belle Haven.

Commissioner Harris said the full-size grocery store in the project was great, a basic amenity that the Belle Haven community had lacked for a long time. She said also it was great it would be part of Phase 1 of the project. She said she had researched viability of a full-sized grocery store in terms of population and asked if the applicants had done research on that and whether they had a particular grocer in mind and what other retailers there might be.

Mr. Morley said they spent much time with grocers on this and there was significant interest. He said the space was 37,000 square feet. He said with Belle Haven's population, Willow Village workers and resident population, and surrounding neighborhoods there was more than ample people to support a grocery store. He said also they had been in very good discussions with local retailers about coming to Willow Village.

Commissioner Harris said she liked the look of the timber but wondered about the maintenance and what it would look like in 20 to 30 years and had the same question about the elevated park walkway. Mr. Morley said the elevated park and the office would all be privately maintained. Mr. Markese said they would cover the top of the timber exposed beams with flashing, use a species that weathered well and did well outside. He said also they would be treated with a sealer on the outside to prevent excessive weathering. He said it would have to be maintained but that was part of the façade maintenance plan.

Commissioner Riggs said topics that needed continued discussion were elements of transportation, elements of architecture, and the viability of retail components in the Village. He said if the historic Facebook services to their employees continued that the retail proposed would not have the success that was enjoyed for instance by San Jose's Santana Row. He said regarding TDM and trip caps as monitoring devices that history showed that the Bayfront Expressway had been at capacity in every parking lot to his knowledge since occupied by high tech. He said the idea of reducing employee count was sort of management by paperwork. He said the test would be how many employees were needed and how many would come into the buildings. He said it would not be controlled by good intentions but by effective alternatives and those did not really exist right now. He said Facebook had done a more than commendable job with 50% diversion but the alternatives were limited as there was no meaningful, useful, dependable and speedy public transportation to where the housing was. He said it could be addressed over the Dumbarton Rail Corridor and he gave credit to Facebook's efforts to make that viable. He said he wanted to encourage the team to effectively screen outside seating areas from wind and sun. He said it was a wonderful idea to plan events both in the elevated park and plaza spaces. He said the sustainability behind the design was impressive. He referred to Attachment S, page S2 and asked if that was part of the design still as it did not seem at the same quality level as other buildings proposed.

Chair Doran said they needed to move to extend and he would like to extend to 11:20 pm.

ACTION: M/S (Riggs/DeCardy) to extend the meeting to 11:20 p.m.; passes 6-0 with Commissioner Kennedy no longer in attendance.

Mr. Morley said that S2 was part of the current architectural package and said he had noted Commissioner Riggs' comment.

Commissioner Riggs said two issues that challenged this project and any large project in Menlo Park and the Bay area were water and traffic. He said regarding the latter that for Menlo Park and the Redwood City environments to continue to function a train was needed across the Dumbarton Corridor.

Commissioner Barnes said he was struck with the extraordinary use of materials in the design of each aspect of the buildings. He said regarding architectural control that the project was off to a wonderful start. He noted a comment on the height of the market and whether grading was being done to raise it in places.

Mr. Harrison said they were elevating the site by bringing it to grade out of the flood hazard zone and currently where the market was to be located the grade was eight and a half feet. He said they would raise the site to a minimum elevation so that all the buildings would have a minimum finished floor of 13 feet. He said where the grocery store was located on parcel 2 on the front edge of what they were calling Main Street there was a grade differential from existing Willow Road at the new intersection of Hamilton Avenue and Willow Road.

Replying to Commissioner Barnes, Mr. Morley said originally, they had included an above grade parking structure to serve the retail and Town Square but in response to community feedback to add open space and grow the Town Square they would locate the parking below Town Square to serve it and some of the retail.

Commissioner Barnes asked how that would work due to the water table. Mr. Harrison said the Meta construction team had significant experience with dewatering when they were building a portion of the bayfront expansion campus. He said they had a very experienced team of construction managers and geotechnical engineers that had studied that already and they were certain there were not issues given their team and Meta's experience.

Commissioner Barnes asked if there would be a leasing preference of the non-BMR apartments for Meta employees. Mr. Morley said those were planned to be available to the public.

Chair Doran said he had to leave and he was handing the meeting to Vice Chair DeCardy to run.

ACTION: M/S (Harris/Riggs) to continue to 11:30 p.m.; passes 5-0 with Commissioners Doran and Kennedy no longer in attendance.

Commissioner Tate said overall it was a good-looking project and she appreciated the thought that went into it. She said she was concerned with the housing especially with the mix of BMR and the sustainability of the retail especially the restaurants. She asked if something could be in place like in Mountain View where Meta had agreements not to serve food on campus so surrounding businesses were supported. She said she would like that considered. She said she would like to see ultra-local businesses. She said she was very concerned about the burden this project would put on Willow Road. She said being a Belle Haven resident she experienced the congestion firsthand. She said it would be great to study putting in a road directly to the bayfront.

Vice Chair DeCardy said regarding architectural control that the materials, the layout, design, the care and the passion the team presented tonight was fabulous. He said to the extent there were sort of variances from the parameters they had explained well why they wanted to use them and how they would work. He said regarding BMR that they had gotten feedback all over on that. He said the applicants had been great and the project was large enough to have some significant affordable housing, and especially for seniors would be great. He referred to the Housing Element and what was going to be required of the city. He said the applicants could continue to lead and do more and that they had parameters to make that happen. He said regarding parking he agreed with Commissioner Harris and thought the parking could be reduced to 5900. He said there were other radical ways to reduce parking. He said reducing the parking was a ticket to solving a lot of problems. He said parking cost them a lot and that could be put into lower cost housing. He said ultimately the only way to get cars not traveling to this site was to not let them park and that put the incentive structure in the right way to ramp up TDM and ways to further incentivize people to car share and find alternatives. He said the project was fantastic in how mostly it looked into itself but he thought there was much to think about how it connected to the rest of the community. He said the east side of the project was a massive barrier, a wall that no person in the public could get through and that was predominantly because of parking in the project. He said this project and the traffic from it was only a part of everything that was going to happen in this community, noting projects in the Life Sciences, redevelopment around Middlefield Road and USGS, SRI, and what they had to do downtown. He said Willow Road was going to get crushed. He said Meta had shuttles, buses, scooters, bikes and other modalities onsite; Tarlton had a private bus service and SRI was talking about putting in a private bus service. He asked how many private bus services not connected to each other did they need. He said there were resources here to solve the issue but they were completely disconnected in a way that did not function. He urged them to press their leaders and solve the connectivity between downtown and the bayfront, the community center, past the high school and then down to the junior high so that people would get out of their cars. He said that was the only way to break the cycle of congestion and misery that would be immediately outside the fabulous community they were building.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Special Meeting: May 2, 2022

Mr. Perata said 1350 Adams Court project draft EIR public hearing and study session was on the May 2 special meeting agenda.

- Regular Meeting: May 9, 2022

I. Adjournment

Vice Chair DeCardy adjourned the meeting at 11:28 p.m.

Staff Liaison: Kyle Perata, Acting Planning Manager

Recording Secretary: Brenda Bennett

STAFF REPORT

Planning Commission
Meeting Date: **8/15/2022**
Staff Report Number: **22-043-PC**
Public Hearing: **Use Permit/Chris Gianotti/729 Middle Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence and construct a new two-story, single-family residence with a detached one-car garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

Using Middle Avenue in the east-west orientation, the subject property is located on the southern side of Middle Avenue, between Blake Street and El Camino Real. Middle Avenue is a residential street that extends between El Camino Real to the east and Olive Street to the west. A location map is included as Attachment B.

Houses along Middle Avenue include both one- and two-story residences, developed in a variety of architectural styles, including ranch and craftsman. The neighborhood features predominantly single-family residences that are also in the R-1-U zoning district, with some properties zoned R-3 (Apartment) further west along the northern side of Middle Avenue and some properties zoned SP-ECR/D (El Camino Real/Downtown Specific Plan) near and along El Camino Real. Nealon Park, zoned as OSC (Open Space Conservation), is also located near the subject property, on the northern side of Middle Avenue.

Analysis

Project description

The subject property is currently occupied by a one-story residence with an attached garage. The property has a substandard lot width of 50 feet, where 65 feet is required.

The applicant is proposing to demolish the existing residence and construct a new two-story, single-family residence, along with a detached one-car garage to the rear of the property, behind the main residence and near the right rear corner of the property.

The proposed residence would include a total of three bedrooms and 3½ bathrooms. The first floor of the proposed residence would include a bedroom with a bathroom connected, an open living and dining space, an open kitchen and family room, and a powder room. The second floor of the proposed residence would include two bedrooms, two bathrooms, and a utility room for washer and dryer usage. The required parking for the residence would be provided by a detached one-car garage, located in the rear right corner of the property, and an uncovered, parking space in the rear yard, behind the residence and to the left of the proposed detached garage. The Transportation Division has reviewed the turning template and plan set and has not expressed any concerns regarding the proposed driveway and parking arrangement. A future fire pit is noted on the project plans, just to the rear of the house.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note with regard to Zoning Ordinance requirements:

- The proposed floor area for the primary residence is 2,971.7 square feet, where 3,004.0 square feet is the maximum allowable FAL.
- The second floor would be limited in size relative to the development, with a floor area of 1,101.3 square feet representing approximately 37 percent of the maximum floor area limit (FAL), where 50 percent is allowed.
- The proposed building coverage would be 2,525.4 square feet, approximately 29.5 percent of the lot area, where 35 percent is the maximum allowed.
- The proposed residence would be 25.2 feet in height, where 28 feet is the maximum allowed.
- A second floor balcony located in the central rear of the residence would be set back 22 feet, four inches from the right side property line, approximately 14 feet, two inches from the left side property line, and 70 feet, six inches from the rear property line. Balconies in single-family residential districts require a minimum 20-foot setback along each side and a minimum 30-foot rear setback. To meet the required 20-foot left side setback, all portions of the balcony within that setback area would have full height screening. This would result in the left-facing portion of the balcony being completely enclosed, while the rear-facing portion of the balcony 20 feet or more from either side setback would be open, along with the right-facing portion being open.
- One chimney is proposed along the left side of the residence, encroaching 0.6 feet into the required side yard, as permitted.

The proposed residence would be set back 20 feet from the front property line and 56.8 feet from the rear property line, where a 20-foot setback is required for both. Apart from the chimney encroachment, the left side would have a five-foot setback, and the right side would have a 12.6-foot setback. In the R-1-U zoning district, the minimum side setbacks are 10 percent of the lot width, but no less than five feet and no greater than 10 feet. As such, the required setback for each side of the property is five feet. The proposed second story, exclusive of the connecting staircase between the two levels, would be stepped back from the first story on all sides and would also feature varied wall depths to minimize massing and increase separation from neighboring properties.

The proposal would comply with the daylight plane, with one intrusion which may be permitted on lots less than 10,000 square feet in size. The left side gable would intrude into the daylight plane three feet, nine

inches where 10 feet is the maximum permitted intrusion when the required side yard setback is five feet. The length of the gable intrusion into the daylight plane would be 14 feet, seven inches where 30 feet is the maximum permitted. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

Design and materials

The applicant states in their project description letter that the proposed new residence would be designed in the Greene and Greene Craftsman style, which the applicant defines as typically containing deep eaves with exposed rafters, decorative knee braces, and large and covered porches with large columns. The exterior of the proposed residence would predominantly feature horizontal lap siding and some hardie shingles on the first floor, hardie shingles on the second floor, and composition shingle roofing.

The windows and doors would be aluminum clad on the exterior and wood on the interior. The left-side elevation would feature two second-floor windows with sill heights of approximately 3.1 feet above the finished floor and all other second-floor windows along the side elevations would have sill heights of approximately 3.6 feet above the finished floor, with the exception of the window at the stair landing, which would have a sill height of five feet above the landing.

Staff believes that the scale, materials, and style of the proposed residence would result in a consistent aesthetic approach and are generally consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F), detailing the species, size, and conditions of the nearby heritage and non-heritage trees. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and protection. As part of the project review process, the arborist report was reviewed by the City Arborist.

Based on the arborist report, there are 21 existing trees located on or near the property. Of these trees, eight trees are heritage size. The heritage trees consist of a street coast live oak tree (tree #1) located in the front of the property, a coast live oak tree (tree #2) located in the front right property corner, a coast live oak tree (tree #3) located along the left side of the front yard of the neighboring property at 743 Middle Avenue, a valley oak tree (tree #10) near the right property line within the subject property, a Southern magnolia tree (tree #11) near the central rear of the subject property, a fig tree (tree #12) near the rear right corner of the subject property, and a plum tree (tree #20) near the left side property line within the subject property.

The City Arborist reviewed the application and conditionally approved the removal permit for onsite heritage trees (trees #10, 11, and 12) based on Criteria 5 (development) and one onsite heritage tree (tree #20) based on Criteria 4 (species) pursuant to the Heritage Tree Ordinance. Only development-based removals may be appealed, and the conditional approval to remove trees #10, 11, and 12 was not appealed. The applicant is required to replace the full value of the trees and would achieve this by

replanting trees on site at an equal value to the appraised value of the trees to be removed. In particular, two 15-gallon box size gingko biloba trees are proposed in the front yard and near the front property line, and one 24-inch box Brisbane box tree and one 15-gallon gingko biloba tree are proposed in the rear of the lot, near the left property line and right property line respectively. Based on their appraisal value, these two replacement trees, consisting of the one Brisbane box tree and one gingko biloba tree, satisfy the replacement required for the removal of the three heritage trees. The planting of the replacement trees would also offer privacy and additional shading.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, a mulch layer of four inches, and wrapping tree trunks in straw wattle or vertical timbers. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 8.

Correspondence

The applicant states in their project description letter that the property owner has completed some outreach efforts, which involved sharing plans and details with neighboring properties. Two email responses from neighbors are included in Attachment E, and both responses are in favor of the proposal. Staff has not received any correspondence on the proposed project as of the writing of this report.

Conclusion

Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. The architectural style would be generally attractive and well-proportioned, and the positioning of the second floor would help increase privacy while reducing the perception of mass. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution of Approval Adopting Findings for project Use Permit, including project Conditions of Approval
   Exhibits to Attachment A
      A. Project Plans (See Attachment D to this (August 15, 2022) Planning Commission Staff Report)
      B. Conditions of Approval
      C. Project Description Letter (See Attachment E to this (August 15, 2022) Planning Commission Staff Report)
B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Arborist Report

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT FOR THE DEMOLITION OF AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A DETACHED ONE-CAR GARAGE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting to demolish an existing one-story, single-family residence, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the Single Family Urban Residential (R-1-U) zoning district (collectively, the "Project") from Jim Whitney ("Applicant"), on behalf of the property owner Chris Gianotti ("Owner"), located at 729 Middle Avenue (APN 071-411-030) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit C, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-U district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Monarch Consulting Arborists, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on August 15, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project Revisions.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of new two-story residence on a substandard lot is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and one covered parking space and one uncovered parking space are provided.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood and designed such that privacy concerns would be addressed through second story setbacks greater than the minimum required setbacks in the R-1-U district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2020-00030, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit C, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit B.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 15, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 15th day of August, 2022

_____
Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

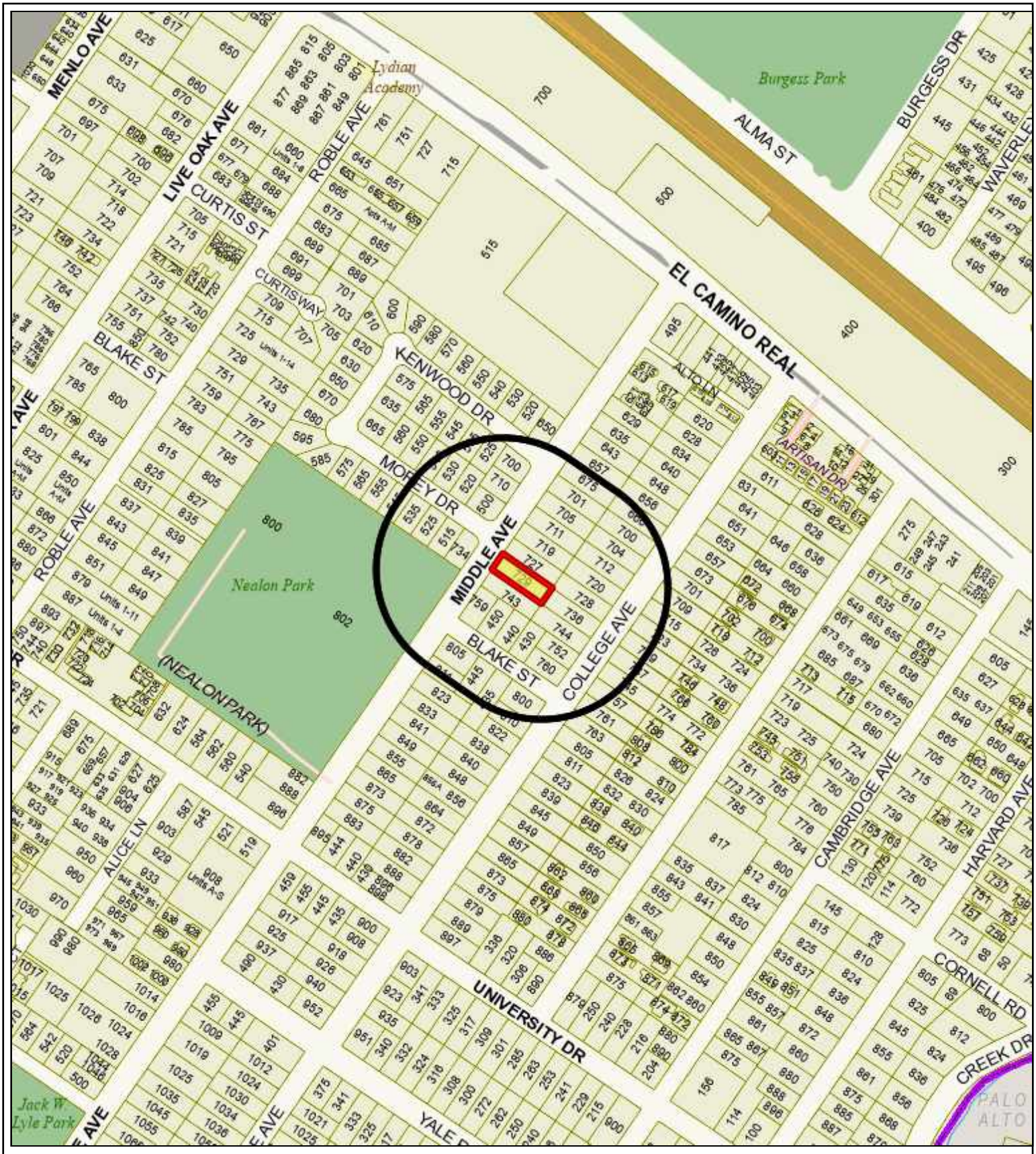
Exhibits

A. Project Plans and Documents
B. Conditions of Approval
C. Project Description Letter

LOCATION: 729 Middle Avenue	**PROJECT NUMBER:** PLN2020-00030	**APPLICANT:** Jim Whitney	**OWNER:** Chris Gianotti

PROJECT CONDITIONS:

1. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 15, 2023) for the use permit to remain in effect.
2. Development of the project shall be substantially in conformance with the plans prepared by DeMattei Construction, Inc., consisting of 25 plan sheets, dated received December 21, 2021 and approved by the Planning Commission on August 15, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
3. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
4. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
5. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
6. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
7. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
8. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Monarch Consulting Arborists, Inc., dated received April 22, 2022.
9. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
10. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.



City of Menlo Park

Location Map

729 Middle Avenue

Scale: 1:4,000 | Drawn By: MAP | Checked By: CDS | Date: 8/15/2022 | Sheet: 1

729 Middle Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	7,816 sf	7,816 sf	7,000 sf min.
Lot width	50.0 ft.	50.0 ft.	65 ft. min.
Lot depth	156.4 ft.	156.4 ft.	100 ft. min.
Setbacks			
Front	20.0 ft.	29.8 ft.	20 ft. min.
Rear	56.8 ft.	74.6 ft.	20 ft. min.
Side (left)	5.0 ft.	5.1 ft.	5 ft. min.
Side (right)	12.6 ft.	7.7 ft.	5 ft. min.
Building coverage	2,525.4 sf 29.5 %	1,510.0 sf 19.3 %	2,735.6 sf max. 35 % max.
FAL (Floor Area Limit)	2,971.7 sf	1,370.0 sf	3,004.0 sf max.
Square footage by floor	1,517.8 sf/1st 1,101.3 sf/2nd 352.6 sf/garage 635.5 sf/porches 19.5 sf/fireplaces	980.0 sf/1st 390.0 sf/garage 130.0 sf/porches 10.0 sf/fireplaces	
Square footage of buildings	3,626.7 sf	1,510.0 sf	
Building height	25.2 ft.	ft.	28 ft. max.
Parking	1 covered/1 uncovered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees* 8	Non-Heritage trees** 13	New Trees 4
	Heritage trees proposed for removal 4	Non-Heritage trees proposed for removal 6	Total Number of Trees 15

* Of the 8 heritage trees, one heritage tree is located in a neighboring property and one is a street tree in front of the subject property.

** Of the non-heritage trees, all 13 are located on site.

GIANNOTTI RESIDENCE

PARCEL MAP

LOCATION MAP

SITE ANALYSIS R-1-U	
LOT AREA:	7,816 SF
ALLOWABLE FLOOR AREA: (7,816-7,000) x 25% + 2,800 816 x25% + 2,800 = = 204 + 2800 = 3,004 SF NO ATTIC SPACE OVER 5'-0"	3,004 SF
PROPOSED FIRST FLOOR AREA:	1,517.8 SF
PROPOSED SECOND FLOOR AREA:	1,101.3 SF
PROPOSED GARAGE FLOOR AREA:	352.6 SF
TOTAL PROPOSED FLOOR AREA:	2,971.7 SF
PROPOSED BUILDING COVERAGE	2,525.4 SF
MAXIMUM BUILDING COVERAGE	2,730 SF (35%)
LAND COVERED BY STRUCTURES:	2,525.4 SF
LANDSCAPING	3,381.2 SF
PAVED SURFACES	1,894 SF
PARKING SPACES	1 COV, 1 UNCOV
MAX. IMPERVIOUS SURFACE AREA	5,862 SF (75%)
ALL GRADES TO REMAIN NATURAL	

SCOPE OF WORK:

DEMOLISH (E) 980 SF 1-STORY RESIDENCE.
BUILD (N) 2,971.7 SF 2-STORY RESIDENCE
WITH A DETACHED GARAGE.

PROJECT DATA

ZONING	R-1-U
OCCUPANCY TYPE	R3/U
BUILDING TYPE	VB
APN	071-411-030
LOT AREA	7,816 SF
FLOOR AREA:	
(E) RESIDENCE	980 SF
(E) FAR	12.6%

CONSTRUCTION SHALL CONFORM TO:
2019 California Building Code
2019 California Residential Code
2019 California Plumbing Code
2019 California Mechanical Code
2019 California Electrical Code
2019 Energy Code
2019 Green Building Code
2019 California Fire Code
2019 California Reference Standards Code

PROJECT DIRECTORY

PROPERTY OWNER:
CHRIS & DELIA GIANNOTTI
729 MIDDLE AVENUE
MENLO PARK, CA 94025

SURVEYOR:
BRIAN L. STOCKINGER
535 WEYBRIDGE DRIVE
SAN JOSE, CA 95123
(408) 348-7813

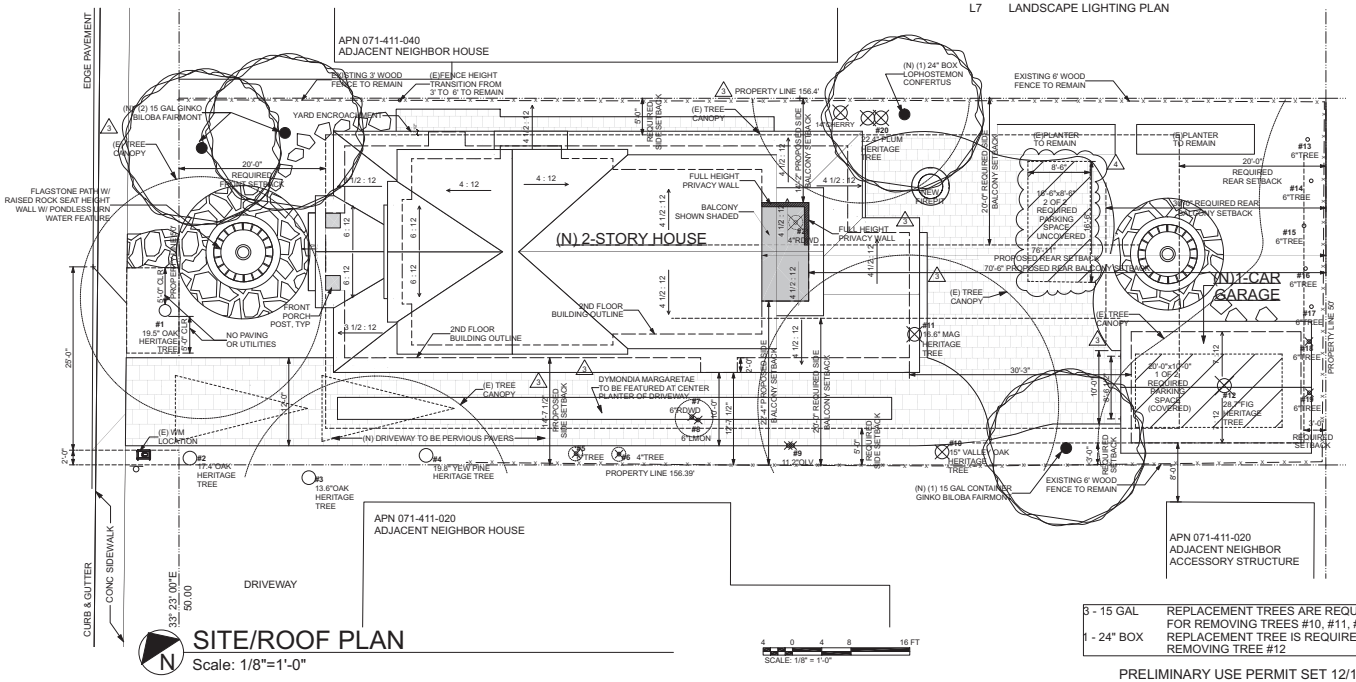
DESIGNER/CONTRACTOR:
DE MATTEI CONSTRUCTION, INC.
1794 THE ALAMEDA
SAN JOSE, CA. 95126
(408) 295-7516

ARBORIST:
ROBERT WISZOWATY
4911 SPRECKLES AVE
ALVISO, CA 95002
(408) 687-7710

SHEET INDEX

ABBREVIATIONS:

A.B.	ANCHOR BOLT	LAM.	LAMINATE(D)
A.D.	AREA DRAIN	LOCS.	LOCATIONS
ADJ.	ADJUSTABLE		
A.F.F.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
AL.	ALUMINUM	MECH	MECHANICAL
		MEMB.	MEMBRANE
BD.	BOARD	MIN.	MINIMUM
BLK.	BLOCK	MTD.	MOUNTED
BLKG.	BLOCKING	MTL.	METAL
BM.	BEAM		
		(N)	NEW
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
C.B.	CARRIAGE BOLT OR CEILING BEAM OR CATCH BASIN	NO.OR#	NUMBER
CEM.	CEMENT	N. T.S.	NOT TO SCALE
C.J.	CEILING JOIST OR CONTROL JOINT		
CLG.	CEILING	O/	OVER
CLR.	CLEAR	OA.	OVERALL
C.O.	CLEANOUT OR CASED OPENING	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER (DIM.)
CONC.	CONCRETE	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CONSTR.	CONSTRUCTION	OFOI	OWNER FURNISHED, OWNER INSTALLED
CONT.	CONTINUOUS	OH.	OVERHEAD
		OTL.	OUTDOOR LIGHT
DBL.	DOUBLE	OPNG.	OPENING
DED.	DEDICATED	OPP.	OPPOSITE
DEPT.	DEPARTMENT		
DET.	DETAIL	PERF.	PERFORATED
DIA.	DIAMETER	PL.	PLATE OR PROPERTY LINE
DIM.	DIMENSION	P.LAM.	PLASTIC LAMINATE
DN.	DOWN	PLAS.	PLASTER
DR.	DOOR	PLYWOOD	PLYWOOD
DS.	DOWNSPOUT	PR.	PAIR
		PT.	POINT
E.	EAST		
EA.	EACH	R.	RADIUS OR RISER
E.J.	EXPANSION JOINT	REF.	REFERENCE
ELEC.	ELECTRICAL	REINF.	REINFORCE
EQ.	EQUAL	REQ'D	REQUIRED
EQUIP.	EQUIPMENT	RESIL.	RESILIENT
(E)	EXISTING	R.O.	ROUGH OPENING
EXP.	EXPOSED OR EXPANSION	R.O.W.	RIGHT OF WAY
EXT.	EXTERIOR		
		SCD.	SEE CIVIL DRAWINGS
F.A.	FIRE ALARM	SCHED.	SCHEDULE
F.A.U.	FORCED AIR UNIT	S.D.	SMOKE DETECTOR
F.D.	FLOOR DRAIN	SECT.	SECTION
F.E.	FIRE EXTINGUISHER	SEL.	SELECT
F.E.C.	FIRE EXTINGUISHER CABINET	SH.	SHELF OR SHELVING
F.F.	FINISH FLOOR	SHT.	SHEET
FIN.	FINISH	SIM.	SIMILAR
FIXT.	FIXTURE	SL.	SKYLIGHT
FLSH.	FLASHING	SLD.	SEE LANDSCAPE DRAWINGS
FLR.	FLOOR(ING)	SPEC.	SPECIFICATION(S)
FLUOR.	FLUORESCENT	S.Q.	SQUARE
F.O.F.	FACE OF FINISH	SSD.	SEE STRUCTURAL DRAWINGS
F.O.H.C.	FREE OF HEART CENTER	SST.	STAINLESS STEEL
F.O.S.	FACE OF STUD	STD.	STANDARD
FTG.	FOOTING	STL.	STEEL
		SURF.	SURFACE
GA.	GAUGE	SUSP.	SUSPEND
GALV.	GALVANIZED	SYM.	SYMBOL OR SYMMETRICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		
GL.	GLASS	T.	TREAD
GR.	GRADE	TEMP.	TEMPERED
G.S.M.	GALVANIZED SHEET METAL	TOC.	TOP OF CURB
GYP.BD.	GYPSUM BOARD	TOP.	TOP OF PAVEMENT
		TOW.	TOP OF WALL
HB	HOSE BIB	T.P.	TOP PLATE
HD.	HEAD	TYP.	TYPICAL
HDWR.	HARDWARE		
HE	HIGH EFFICACY	UON.	UNLESS OTHERWISE NOTED
I.D.	INSIDE DIAMETER (DIM.)	VCT.	VINYL COMPOSITION TILE
INCL.	INCLUDE	VERT.	VERTICAL
INSUL.	INSULATION	VIF.	VERIFY IN FIELD
INT.	INTERIOR	W.	WITH
		WD.	WOOD
JAN.	JANITOR	WH	WATER HEATER
JST.	JOIST	WP.	WATERPROOF
JT.	JOINT		
KD.	KILN-DRIED		



3 - 15 GAL	REPLACEMENT TREES ARE REQUIRED FOR REMOVING TREES #10, #11, #20
1 - 24" BOX	REPLACEMENT TREE IS REQUIRED FOR REMOVING TREE #12

PRELIMINARY USE PERMIT SET 12/16/2021

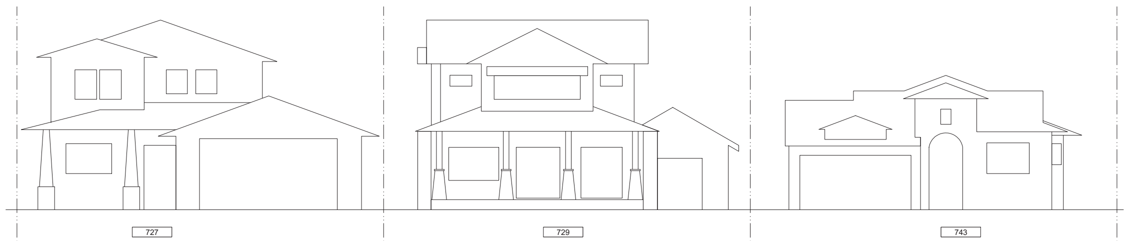
NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021
2	RESPONSES TO PLAN CHECK COMMENTS	LL	05/07/2021
3	RESPONSES TO PLAN CHECK COMMENTS	PC	09/03/2021
4	RESPONSES TO PLAN CHECK COMMENTS	PC	12/16/2021

SHEET TITLE: COVER SHEET

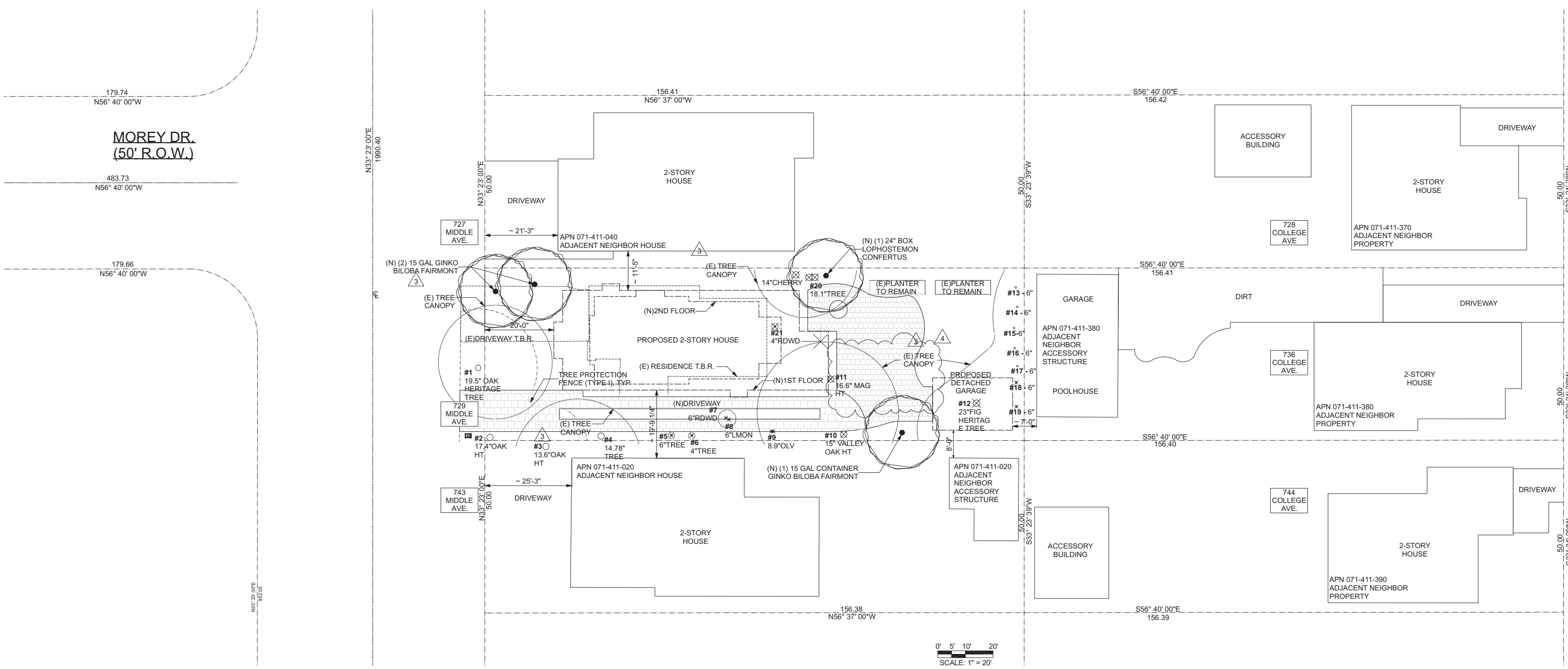
PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose, CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 12/16/2021
SCALE:
DRAWN BY: LL
SHEET: **CS**



2 STREETSCAPE
Scale: 1/8"=1'-0"



1 AREA PLAN
Scale: 1/16"=1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021
2	RESPONSES TO PLAN CHECK COMMENTS	LL	05/07/2021
3	RESPONSES TO PLAN CHECK COMMENTS	PC	09/03/2021
4	RESPONSES TO PLAN CHECK COMMENTS	PC	12/16/2021

SHEET TITLE:
AREA PLAN AND STREETSCAPE

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

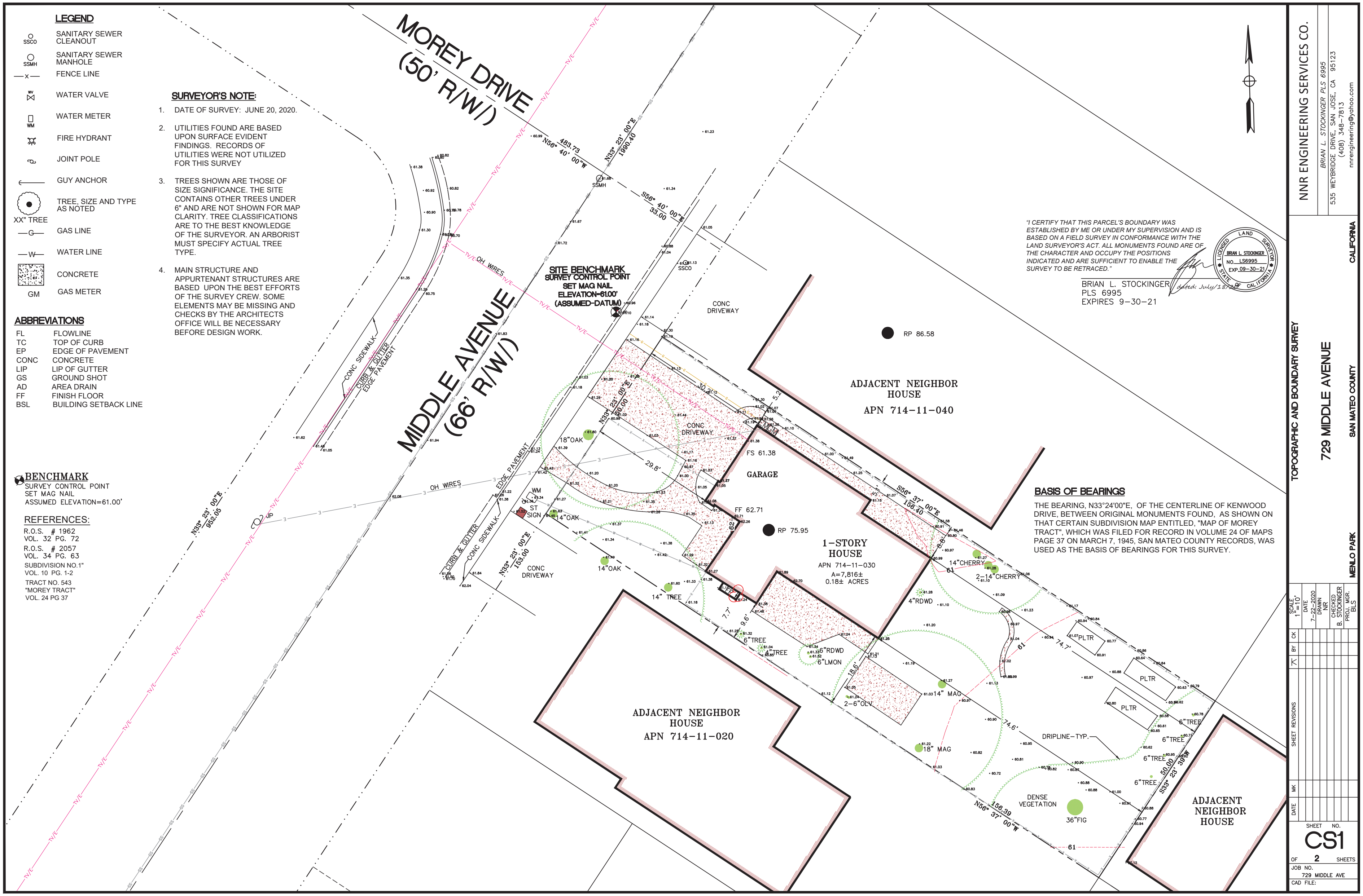
DATE: 12/16/2021

SCALE:

DRAWN BY: LL

SHEET: A0.0

D2

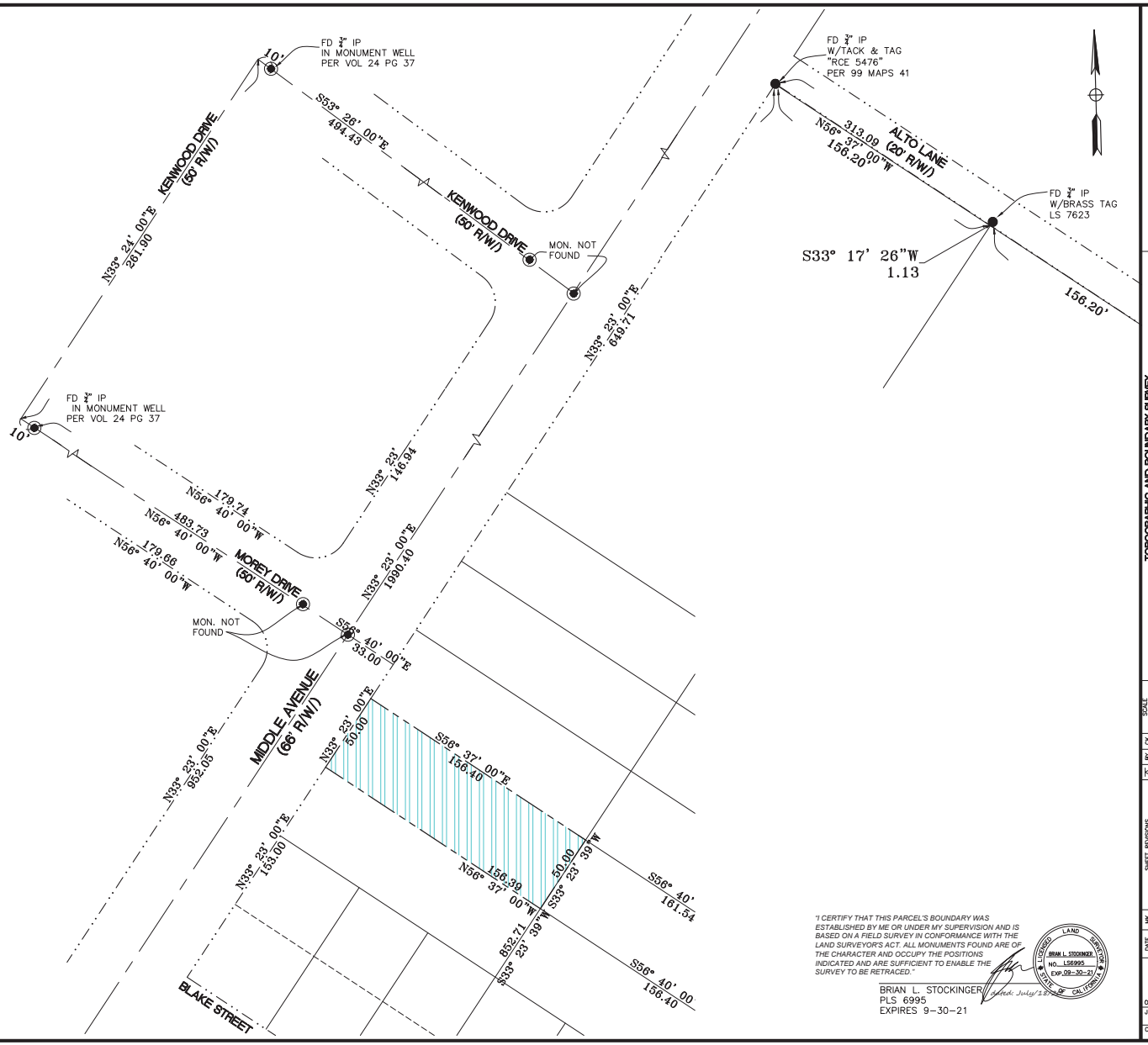

LEGEND
SANITARY SEWER CLEANOUT
SSCO
SANITARY SEWER MANHOLE
SSMH
FENCE LINE
WATER VALVE
WATER METER
WM
FIRE HYDRANT
JOINT POLE
GUY ANCHOR
TREE, SIZE AND TYPE AS NOTED
XX" TREE
GAS LINE
WATER LINE
CONCRETE
GAS METER
GM
ABBREVIATIONS
FL FLOWLINE
TC TOP OF CURB
EP EDGE OF PAVEMENT
CONC CONCRETE
LIP LIP OF GUTTER
GS GROUND SHOT
AD AREA DRAIN
FF FINISH FLOOR
BSL BUILDING SETBACK LINE
SURVEYOR'S NOTE:
1. DATE OF SURVEY: JUNE 20, 2020.
2. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
3. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
4. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.
BENCHMARK
SURVEY CONTROL POINT
SET MAG NAIL
ASSUMED ELEVATION=61.00'
REFERENCES:
R.O.S. # 1962
VOL. 32 PG. 72
R.O.S. # 2057
VOL. 34 PG. 63
SUBDIVISION NO.1"
VOL. 10 PG. 1-2
TRACT NO. 543
"MOREY TRACT"
VOL. 24 PG 37
MOREY DRIVE
(50' R/W/)
MIDDLE AVENUE
(66' R/W/)
SITE BENCHMARK
SURVEY CONTROL POINT
SET MAG NAIL
ELEVATION=61.00'
(ASSUMED-DATUM)
N56° 40' 00"W 483.73
N33° 23' 00"E 1990.40
S56° 40' 00"E 33.00
N33° 23' 00"E 952.05
N33° 23' 00"E 153.00
N33° 23' 00"E 50.00
S56° 37' 00"E 156.40
N56° 37' 00"W 156.39
S33° 23' 39"W 50.00
OH WIRES
CONC SIDEWALK
CURB & GUTTER
EDGE PAVEMENT
CONC DRIVEWAY
GARAGE
FS 61.38
FF 62.71
RP 75.95
RP 86.58
1-STORY HOUSE
APN 714-11-030
A=7,816±
0.18± ACRES
ADJACENT NEIGHBOR HOUSE
APN 714-11-040
ADJACENT NEIGHBOR HOUSE
APN 714-11-020
ADJACENT NEIGHBOR HOUSE
18"OAK
14"OAK
14"OAK
14" TREE
6"TREE
4"TREE
6"RDWD
6"LMON
4"RDWD
2-6"OLV
14" MAG
18" MAG
14"CHERRY
2-14"CHERRY
PLTR
PLTR
PLTR
6"TREE
6"TREE
6"TREE
6"TREE
DRIPLINE-TYP.
DENSE VEGETATION
36"FIG
WM
ST SIGN
SSMH
SSCO
"I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS FOUND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."
BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-21
LICENSED LAND SURVEYOR
BRIAN L. STOCKINGER
NO. LS6995
EXP. 09-30-21
STATE OF CALIFORNIA
BASIS OF BEARINGS
THE BEARING, N33°24'00"E, OF THE CENTERLINE OF KENWOOD DRIVE, BETWEEN ORIGINAL MONUMENTS FOUND, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "MAP OF MOREY TRACT", WHICH WAS FILED FOR RECORD IN VOLUME 24 OF MAPS PAGE 37 ON MARCH 7, 1945, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com
TOPOGRAPHIC AND BOUNDARY SURVEY
729 MIDDLE AVENUE
SAN MATEO COUNTY
CALIFORNIA
MENLO PARK
SCALE 1"=10'
DATE 7-22-2020
DRAWN NR
CHECKED B. STOCKINGER
PROJ. MGR. BLS
SHEET REVISIONS
SHEET NO.
CS1
OF 2 SHEETS
JOB NO. 729 MIDDLE AVE
CAD FILE:

D3

REFERENCES:

R.O.S.
VOL. 25 PG. 41

SUBDIVISION NO.1"
VOL. 10 PG. 1-2
TRACT NO. 543
"MOREY TRACT"
VOL. 24 PG 37



"I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS FOUND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-21

LICENSED LAND SURVEYOR
BRIAN L. STOCKINGER
NO. 6995
EXP. 09-30-21
STATE OF CALIFORNIA

Dated: July 18, 2020

NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WESTBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

TOPOGRAPHIC AND BOUNDARY SURVEY

729 MIDDLE AVENUE

MENLO PARK SAN MATEO COUNTY CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=30'
DATE 8-25-2020
DRAWN NNR
CHECKED B. STOCKINGER
PROJ. MGR. BLS

SHEET NO.
CS1.1
OF 3 SHEETS

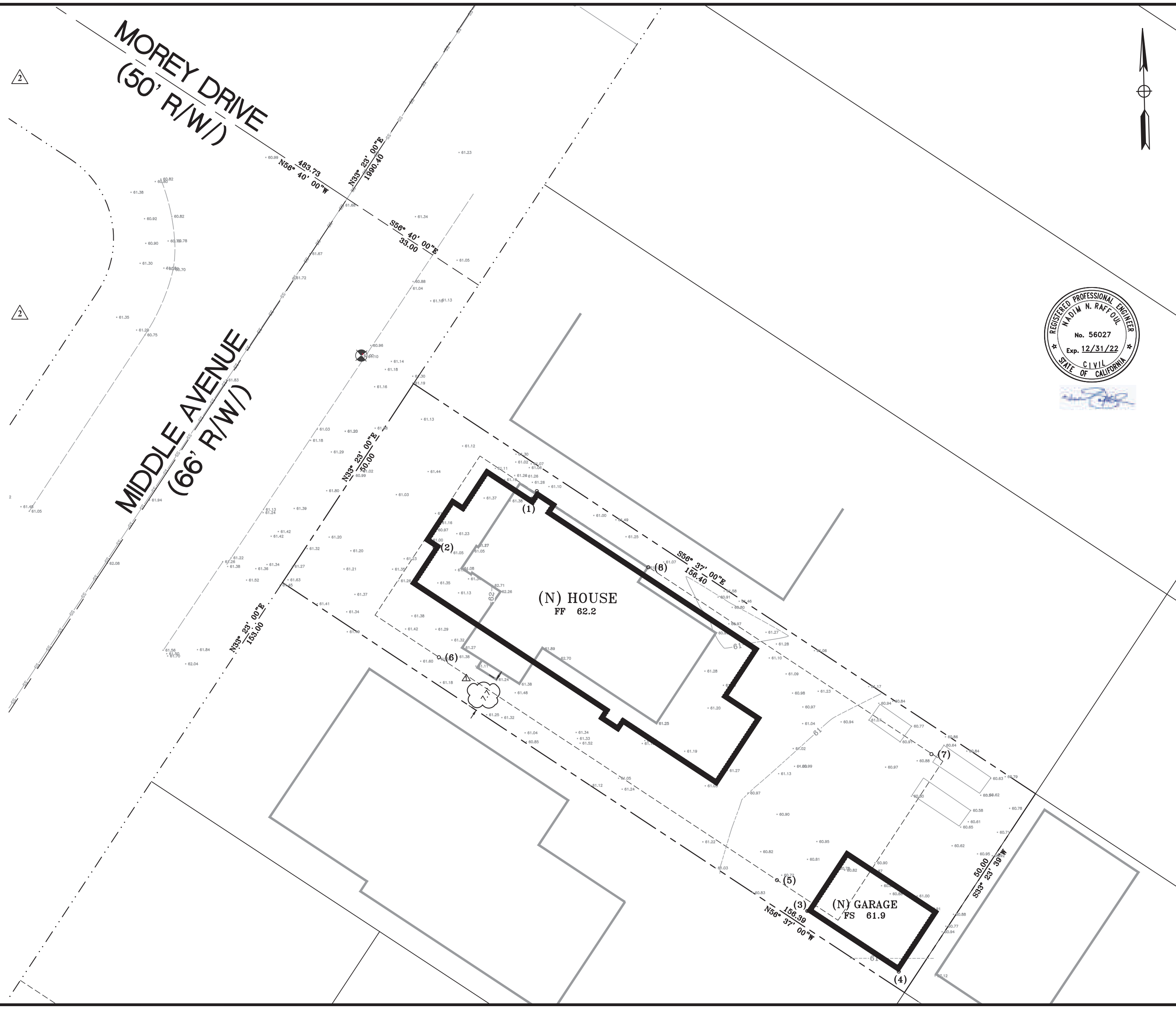
JOB NO. 729 MIDDLE AVE
CAD FILE:

HOUSE-AVERAGE NATURAL GRADE	
(1)	61.38
(2)	61.00
AV. NATURAL GRADE	122.38 /2= 61.19

GARAGE-AVERAGE NATURAL GRADE	
(3)	60.80
(4)	61.10
AV. NATURAL GRADE	121.90/2= 60.95

RIGHT SIDE SETBACK AVERAGE NATURAL GRADE	
(5)	60.70
(6)	61.33
AV. NATURAL GRADE	122.03 /2= 61.05

LEFT SIDE SETBACK AVERAGE NATURAL GRADE	
(7)	60.80
(8)	61.15
AV. NATURAL GRADE	121.95/2= 60.97



REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

AVERAGE NATURAL GRADE
729 MIDDLE AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE 1"=10'
DATE 11-18-2020
DRAWN NR
CHECKED B. STOCKINGER
PROJ. MGR. BLS

DATE	MK	SHEET REVISIONS	BY	CK
4/1/21		REVIEW COMMENTS	1	
8/24/21			2	

SHEET NO. CS2
OF 2 SHEETS
JOB NO. 729 MIDDLE AVE
CAD FILE:

D5

TREE PRESERVATION GUIDELINES:

A. DRIVEWAY: SHALL BE CONSTRUCTED WITH ALTERNATIVE METHODS AND MATERIALS, SUCH AS INSTALLATION OF TENSAR TRIAX TRIAXIAL GEOGRID OR EQUIVALENT.
B. ROOT DAMAGE: IDEALLY DURING CONSTRUCTION ROOT IMPACT PERCENTAGES SHOULD BE KEPT BENEATH 20-30%.
C. ALTERNATIVE CONSTRUCTION METHODS. IF WORK MUST OCCUR WITHIN THE DRIPLINE, AND A ROOT ZONE IMPACT PERCENTAGE GREATER THAN 30% IS CALCULATED. PROJECT ARBORIST SHOULD BE CONSULTED, AND ALTERNATIVE METHODS OF CONSTRUCTION MAY BE RECOMMENDED TO PREVENT ROOT DAMAGE.
D. INSTALL TREE PROTECTION FENCING OUTSIDE CRZ (CRITICAL ROOT ZONE) OR AT DRIPLINE WHICHEVER IS FURTHER FROM ROOT CROWN.
E. ROOT CUTTING: NO TRENCHING OR EXCAVATION SHOULD OCCUR WITHIN 10'-15' OF THE ROOT CROWN. IF ANY TRENCHES OR POSTS ARE INSTALLED INTO THE SOIL AND ENCOUNTER ROOTS GREATER THAN 1'' IN DIAMETER, PROJECT ARBORISTS SHOULD BE CONSULTED AND TRENCHES OR POST HOLES CAN BE MOVED TO ACCOMMODATE ROOTS OR TUNNELING UNDERNEATH THE ROOTS MAY BE PERMITTED. TRENCHING FOR IRRIGATION, ELECTRICAL, DRAINAGE OR ANY OTHER REASON SHOULD BE HAND DUG WHEN BENEATH THE DRIPLINES OF PROTECTED TREES. ANY ROOTS SMALLER THAN 1'' IN DIAMETER MAY BE PRUNED BUT ONLY WITH ADHERENCE TO THE FOLLOWING GUIDELINES ON ARBORIST REPORT.
F. TREE MAINTENANCE. NORMAL IRRIGATION SHOULD BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. DURING THE SUMMER MONTHS, THE HERITAGE TREES ON THIS SITE SHOULD RECEIVE DEEP WATERING TWO TIMES A MONTH. DURING THE FALL AND WINTER, REDUCE WATERING TO ONCE A MONTH AND SUSPEND WATERING DURING PERIODS OF HEAVY RAIN.
G. TREE #1: CRZ RADIUS 16.2'. TREE PROTECTION FENCING SHOULD BE PLACED AT LEAST 16.2' AWAY FROM THE BASE OF THE TRUNK.
H. TREE #2: CRZ RADIUS 14.5'. TRENCH SHOULD BE DUG NO CLOSER THAN 11.1' TO KEEP PERCENT ROOT ZONE IMPACTED BENEATH 30%. IF UNAVOIDABLE TRENCHING IS WITHIN 11.1' OF ROOT CROWN IT SHOULD BE HAND DUG AND ROOTS GREATER THAN 1'' IN DIAMETER TUNNELED AROUND.
I. TREE #3 CRZ RADIUS 11.3'. INSTALL TREE PROTECTION AT LEAST 11.3' FROM ROOT CROWN.
J. TREE PROTECTION FENCING REQUIREMENTS:
- SIX (6)-FOOT TALL CHAIN LINK FENCING MOUNTED ON EIGHT (8)-FOOT TALL, TWO (2)-INCH DIAMETER GALVANIZED POSTS, DRIVEN 24 INCHES INTO THE GROUND AND SPACED NO MORE THAN 10 FEET APART.
- POSTED WITH SIGNS SAYING, "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST".
- THE CITY REQUIRES THAT TREE PROTECTION FENCING BE INSTALLED BEFORE ANY EQUIPMENT COMES ON SITE AND INSPECTED BY THE PROJECT ARBORIST, WHO SHALL SUBMIT A VERIFICATION LETTER TO THE CITY BEFORE ISSUANCE OF PERMITS.
- TREE PROTECTION FENCING TO BE INSPECTED BY CITY ARBORIST PRIOR TO BUILDING REMOVAL AND/OR BUILDING PERMIT ISSUANCE.
- TREE PROTECTION FENCING IS REQUIRED TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION AND MAY ONLY BE MOVED OR REMOVED WITH WRITTEN AUTHORIZATION FROM THE CITY ARBORIST. THE PROJECT ARBORIST MAY AUTHORIZE MODIFICATION TO THE FENCING WHEN A COPY OF THE WRITTEN AUTHORIZATION IS SUBMITTED TO THE CITY.
THE LOCATION FOR THE PROTECTION FENCING SHOULD BE AS CLOSE TO THE DRIPLINE AS POSSIBLE WHILE STILL ALLOWING ROOM FOR CONSTRUCTION TO SAFELY CONTINUE

SEE ARBORIST REPORT FOR MORE INFORMATION. PREPARED BY COLONY LANDSCAPE AND DATED 12/28/2020.

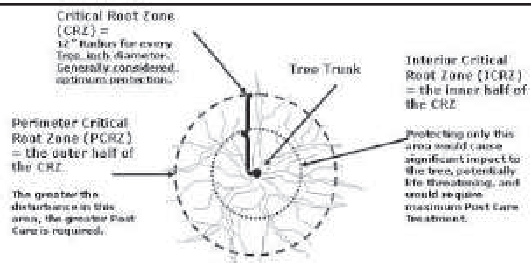


FIGURE 10: CRITICAL ROOT ZONE

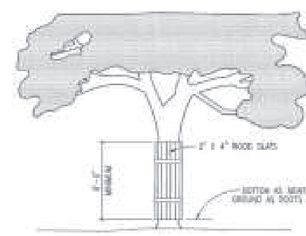


FIGURE 6: EXAMPLE TRUNK PROTECTION (TYPE III)

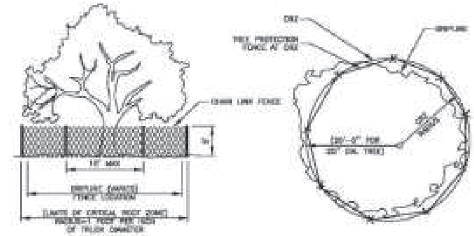
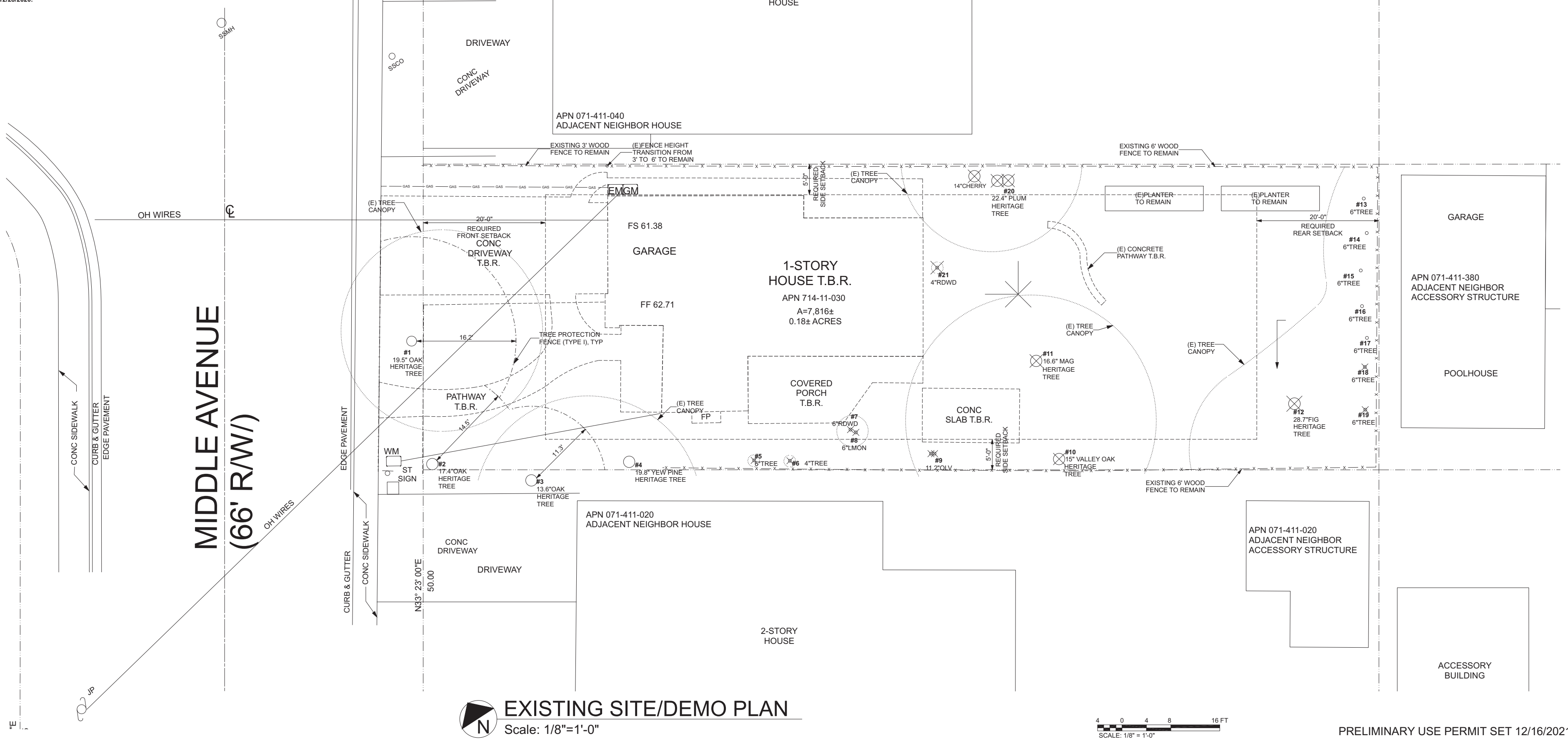


FIGURE 5: EXAMPLE OF TREE PROTECTION (TYPE I)



EXISTING SITE/DEMO PLAN
Scale: 1/8"=1'-0"

4 0 4 8 16 FT
SCALE: 1/8" = 1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021

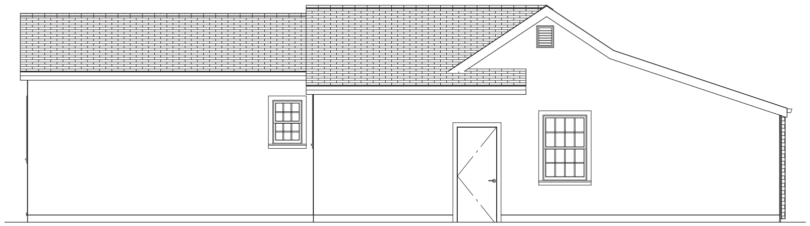
SHEET TITLE:
EXISTING SITE/DEMO PLAN

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

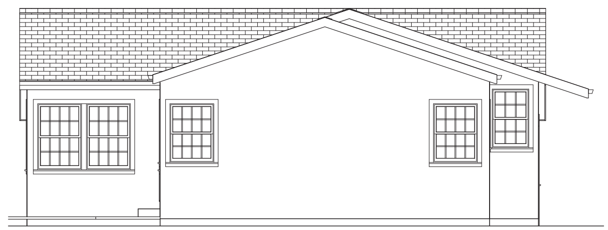
DATE: 12/16/2021
SCALE:
DRAWN BY: LL
SHEET: A1.1

D6



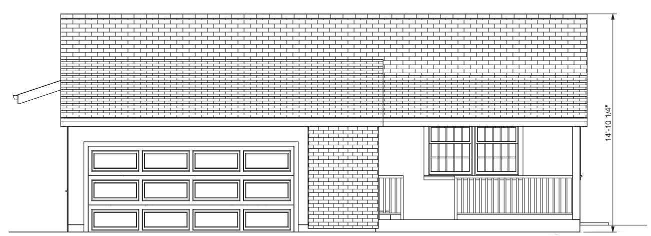
5 LEFT ELEVATION (NORTH-EAST)
Scale: 1/4"=1'-0"

EXISTING RESIDENCE TO BE DEMOLISHED

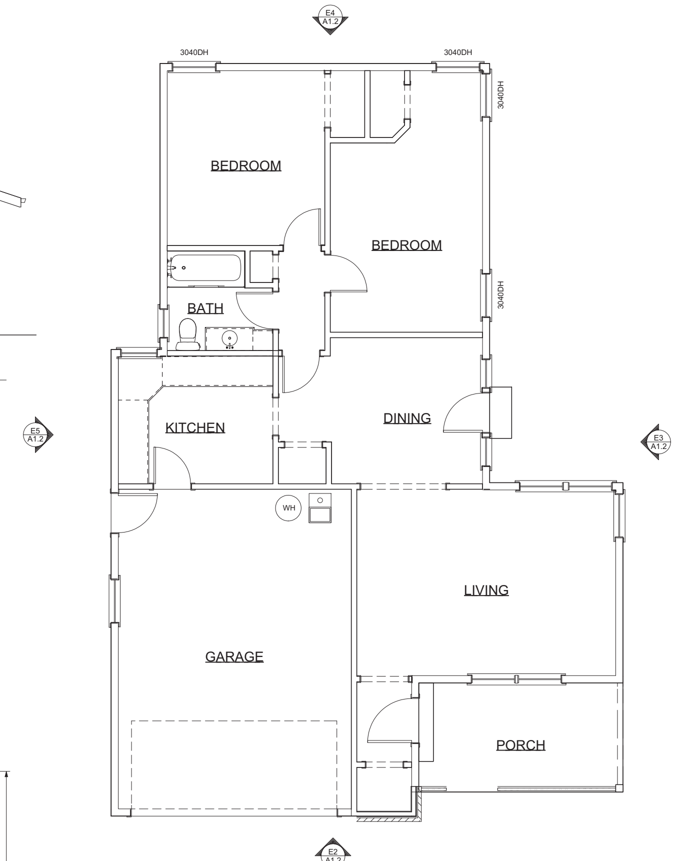


4 REAR ELEVATION (SOUTH-EAST)
Scale: 1/4"=1'-0"

3 RIGHT ELEVATION (SOUTH-WEST)
Scale: 1/4"=1'-0"



2 FRONT ELEVATION (NORTH-WEST)
Scale: 1/4"=1'-0"



EXISTING FLOOR PLAN
Scale: 1/8"=1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021

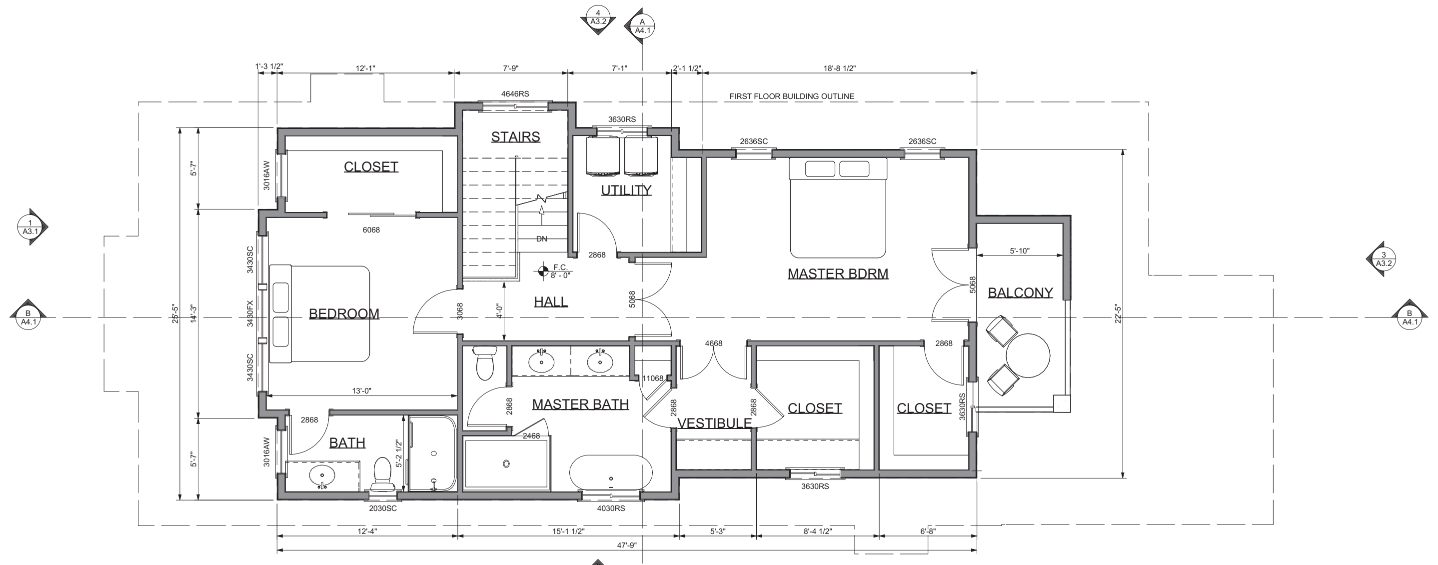
SHEET TITLE: EXISTING RESIDENCE TO BE DEMOLISHED

PROJECT DESCRIPTION: GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose, CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

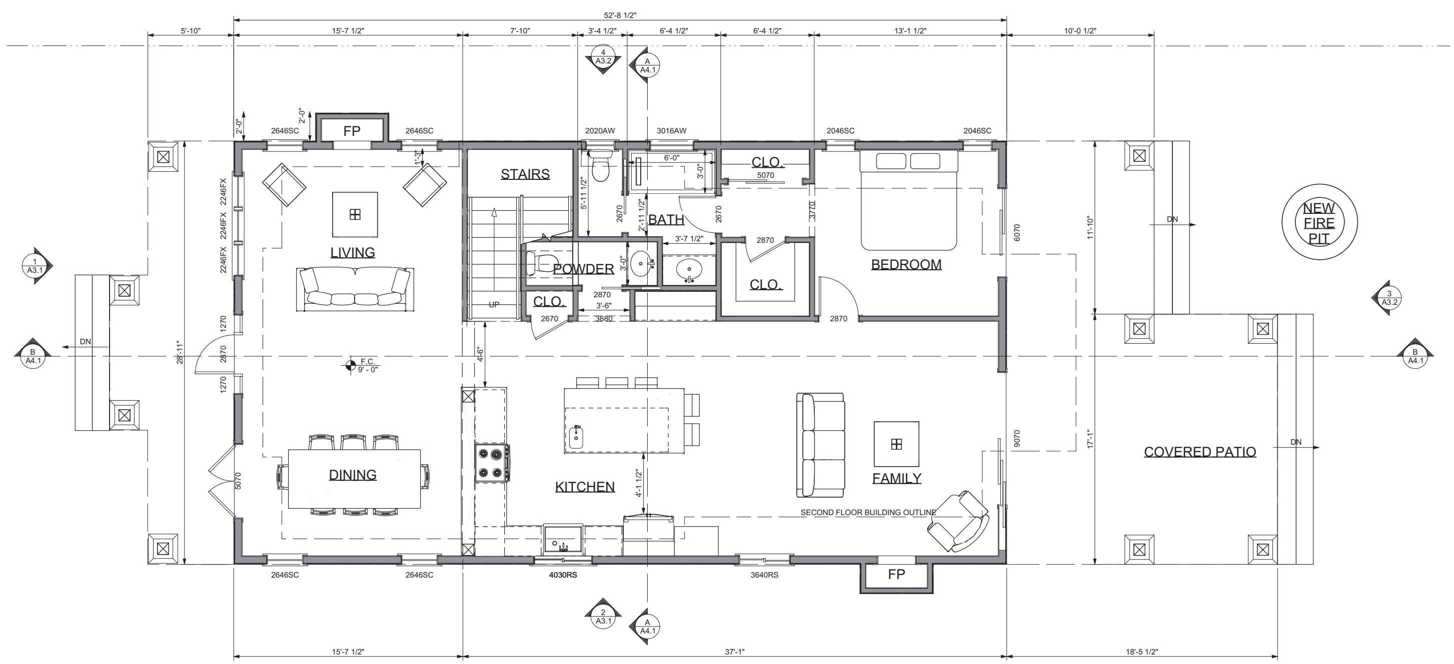
DATE: 12/16/2021
SCALE:
DRAWN BY: LL
SHEET: A1.2

D7



2 SECOND FLOOR PLAN

Scale: 1/4"=1'-0"



1 FIRST FLOOR PLAN

Scale: 1/4"=1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021

SHEET TITLE:
PROPOSED FLOOR PLANS

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose, CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

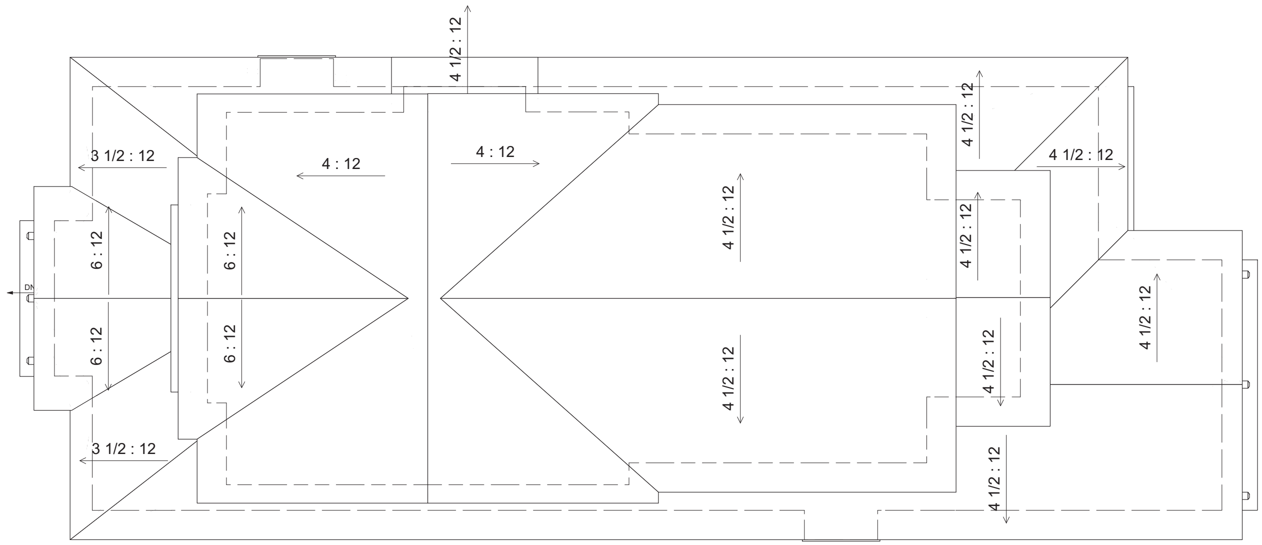
DATE: 12/16/2021

SCALE:

DRAWN BY: LL

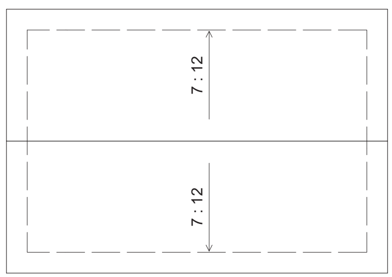
SHEET: A2.1

D8



2 PROPOSED ROOF PLAN MAIN RESIDENCE

Scale: 1/4"=1'-0"



1 PROPOSED ROOF PLAN GARAGE

Scale: 1/4"=1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ROOF PLAN

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

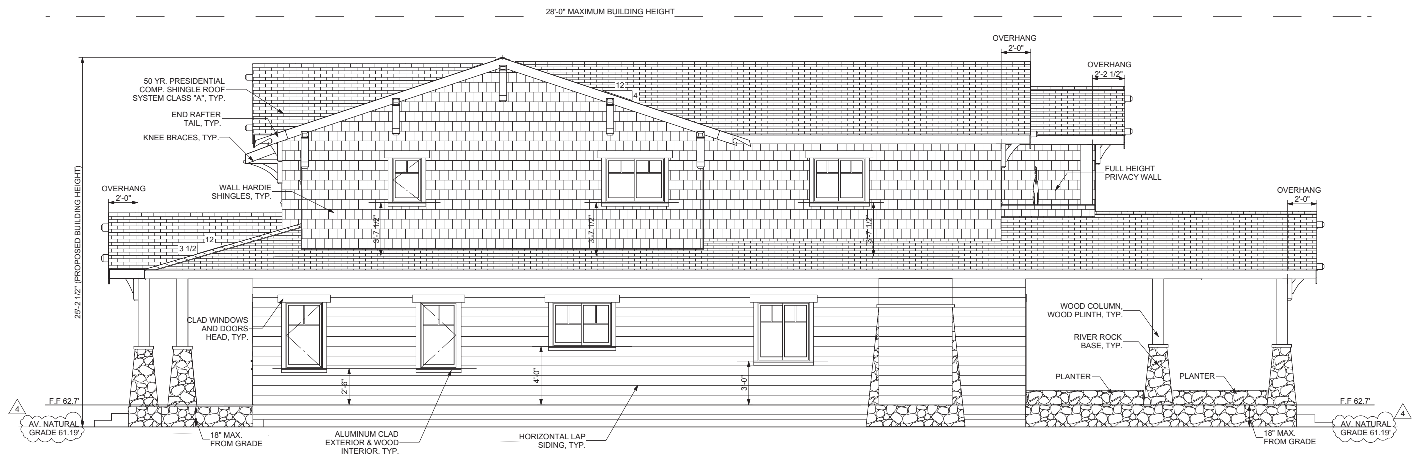
DATE: 12/16/2021

SCALE:

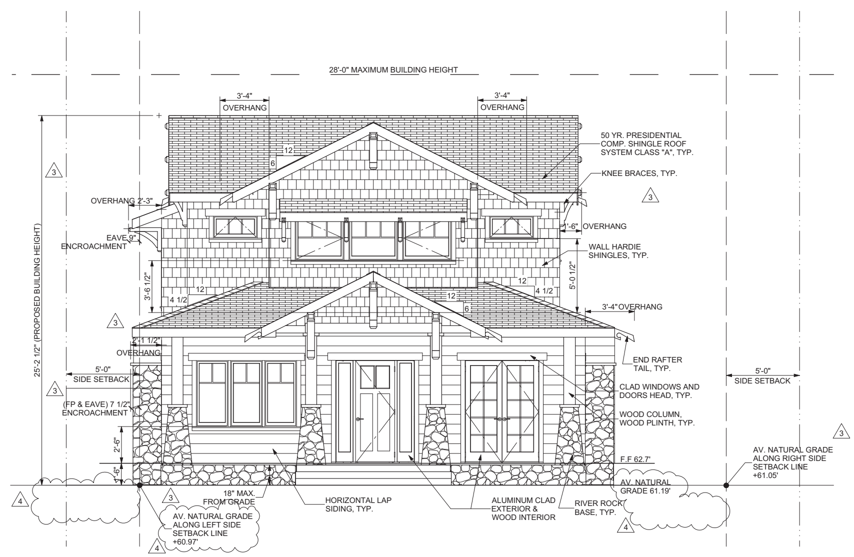
DRAWN BY: LL

SHEET: **A2.2**

NOTES:
ALL WINDOWS SHALL BE SIMULATED TRUE DIVIDED LIGHTS WITH INTERIOR AND EXTERIOR GRIDS AND A SPACER BAR BETWEEN PANES.



2 RIGHT ELEVATION (SOUTH-WEST)
Scale: 1/4"=1'-0"



1 FRONT ELEVATION (NORTH-WEST)
Scale: 1/4"=1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021
2	RESPONSES TO PLAN CHECK COMMENTS	LL	05/07/2021
3	RESPONSES TO PLAN CHECK COMMENTS	PC	09/03/2021
4	RESPONSES TO PLAN CHECK COMMENTS	PC	12/16/2021

SHEET TITLE:
PROPOSED EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

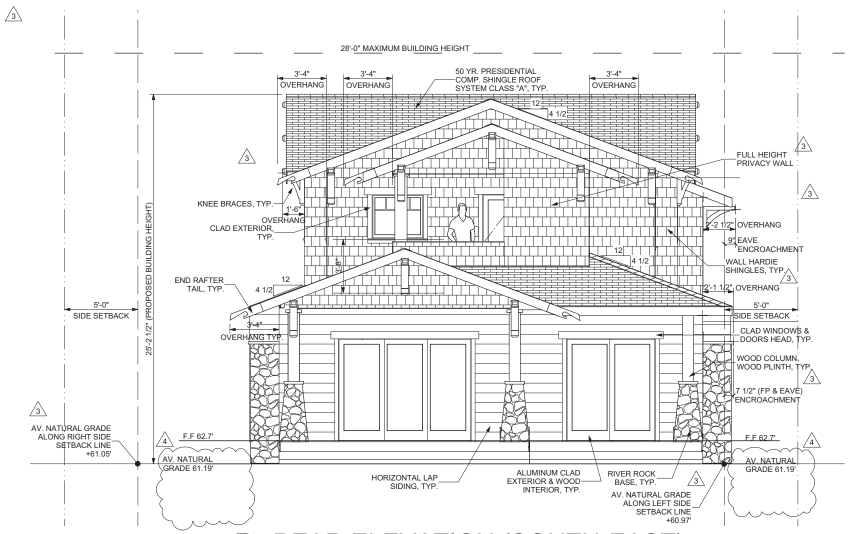
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 12/16/2021

SCALE:

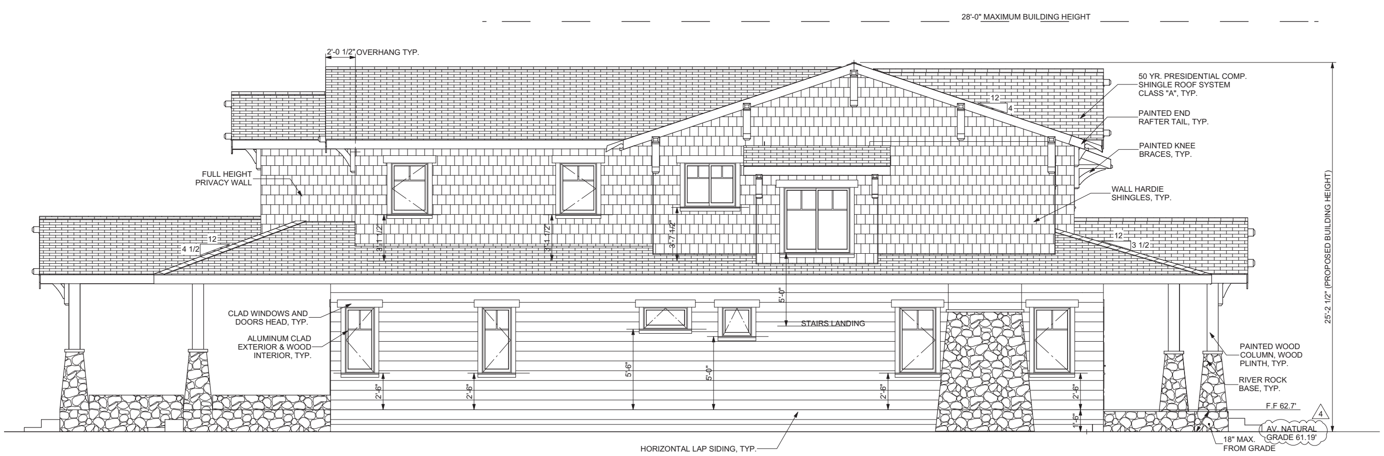
DRAWN BY: LL

SHEET: **A3.1**



3 REAR ELEVATION (SOUTH-EAST)
Scale: 1/4"=1'-0"

NOTES:
ALL WINDOWS SHALL BE SIMULATED TRUE DIVIDED LIGHTS WITH INTERIOR AND EXTERIOR GRIDS AND A SPACER BAR BETWEEN PANES.



4 LEFT ELEVATION (NORTH-EAST)
Scale: 1/4"=1'-0"

SCALE: 1/4" = 1'-0" (3 0 3 6 9 12 15 FT)

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021
2	RESPONSES TO PLAN CHECK COMMENTS	LL	05/07/2021
3	RESPONSES TO PLAN CHECK COMMENTS	PC	09/03/2021
4	RESPONSES TO PLAN CHECK COMMENTS	PC	12/16/2021

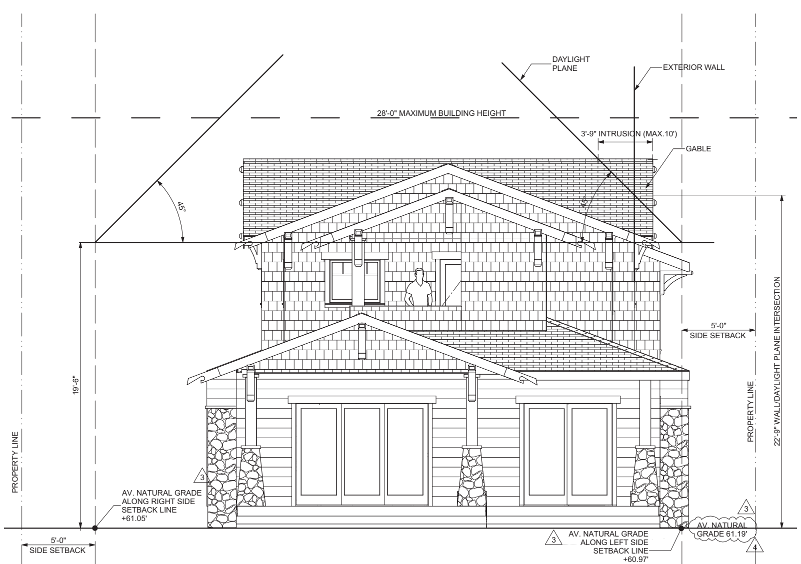
SHEET TITLE:
PROPOSED EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 12/16/2021
SCALE:
DRAWN BY: LL
SHEET: **A3.2**

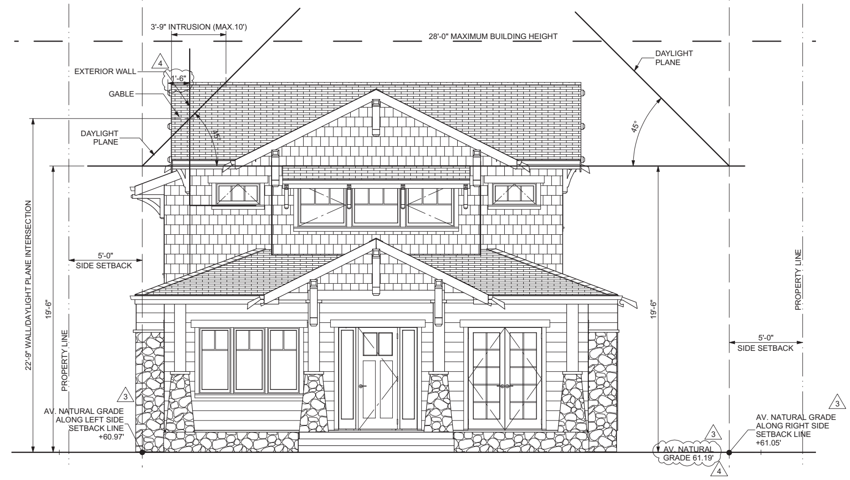
D11



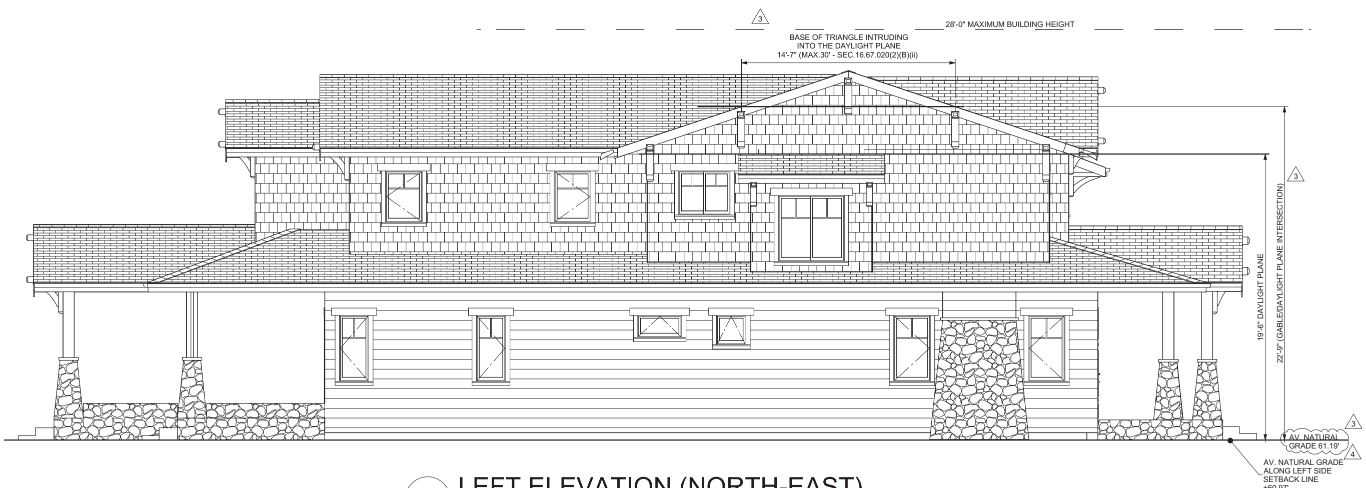
3 REAR ELEVATION (SOUTH-EAST)
Scale: 1/4"=1'-0"

SECTION 16.67.020 (2)(B) GABLES AND DORMERS MAY INTRUDE INTO THE DAYLIGHT PLANE OF A LOT THAT IS TEN THOUSAND (10,000) SQUARE FEET OR LESS. THE PERMITTED INTRUSION SHALL DECREASE ON AN EVEN GRADIENT FROM TEN FEET (10') IN THE CASE OF A FIVE FOOT (5') REQUIRED SIDE SETBACK TO NO PERMITTED INTRUSION IN THE CASE OF AN EIGHT FOOT (8') REQUIRED SIDE SETBACK.

(I) THE BASE OF THE TRIANGLE IS THE LINE FORMED BY THE INTERSECTION OF THE BUILDING WALL WITH THE DAYLIGHT PLANE;



1 FRONT ELEVATION (NORTH-WEST)
Scale: 1/4"=1'-0"



4 LEFT ELEVATION (NORTH-EAST)
Scale: 1/4"=1'-0"

3 0 3 6 9 12 15 FT
SCALE: 1/4" = 1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
2	RESPONSES TO PLAN CHECK COMMENTS	LL	05/07/2021
3	RESPONSES TO PLAN CHECK COMMENTS	PC	09/03/2021
4	RESPONSES TO PLAN CHECK COMMENTS	PC	12/16/2021

SHEET TITLE:
DAYLIGHT PLANE

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE:
12/16/2021
SCALE:

DRAWN BY:
LL
SHEET:
A3.3

B BUILDING SECTION
Scale: 1/4"=1'-0"

A BUILDING SECTION
Scale: 1/4"=1'-0"

SCALE: 1/4" = 1'-0" (3 0 3 6 9 12 15 FT)

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
3	RESPONSES TO PLAN CHECK COMMENTS	PC	09/03/2021
4	RESPONSES TO PLAN CHECK COMMENTS	PC	12/16/2021

SHEET TITLE:
BUILDING SECTIONS

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

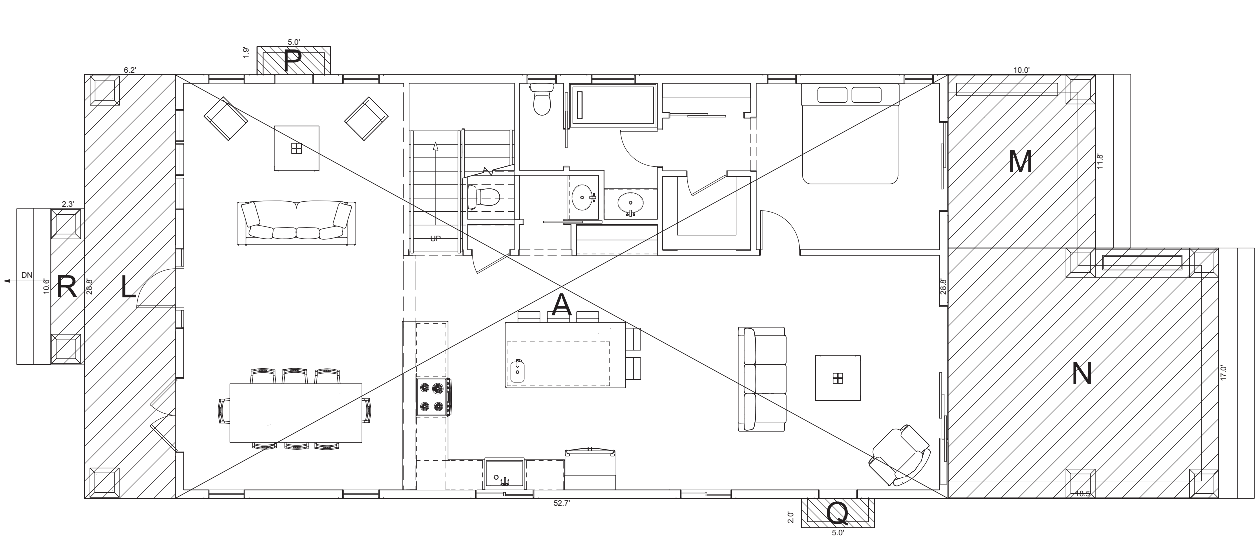
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 12/16/2021

SCALE:

DRAWN BY: LL

SHEET: A4.1

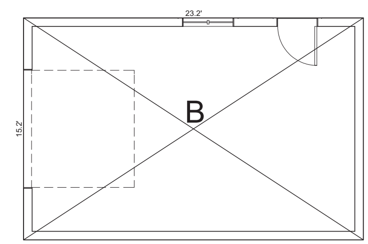


1 FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

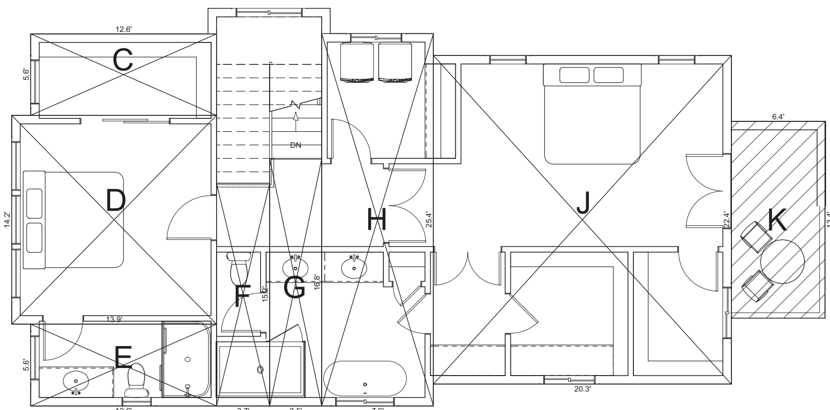
FLOOR AREA LIMIT CALCULATION		
AREA	DIMENSIONS	SF
A (FIRST FLOOR)	52.7' x 28.8'	1,517.8
B (GARAGE)	23.2' x 15.2'	352.6
C	12.6' x 5.6'	70.6
D	13.9' x 14.2'	197.4
E	12.6' x 5.6'	70.6
F	3.7' x 15.2'	56.2
G	3.5' x 16.8'	58.8
H	7.6' x 25.4'	193.0
J	20.3' x 22.4'	454.7
SECOND FLOOR		1,101.3
TOTAL FLOOR AREA		**2,971.7**
FLOOR AREA LIMIT (FAL)		**3,004.0 SF**
K (BALCONY)	6.4' x 13.4'	85.8 *

*(EXCLUDED FROM FLOOR AREA AND BUILDING COVERAGE CALCULATIONS)

BUILDING COVERAGE CALCULATIONS		
AREA	DIMENSIONS	SF
A	52.7' x 28.8'	1,517.8
B (GARAGE)	23.2' x 15.2'	352.6
L	6.2' x 28.8'	178.6
M	10.0' x 11.8'	118.0
N	18.5' x 17.0'	314.5
P	5' x 1.9'	9.5
Q	5' x 2.0'	10
R	2.3' x 10.6'	24.4
TOTAL BUILDING COVERAGE		**2,525.4**
MAX. BUILDING COVERAGE		**2,730 (35%)**



3 DETACHED GARAGE
Scale: 1/4"=1'-0"



2 SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

3 0 3 6 9 12 15 FT
SCALE: 1/4" = 1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021
2	RESPONSES TO PLAN CHECK COMMENTS	LL	05/07/2021

SHEET TITLE:
FLOOR AREA AND BUILDING COVERAGE DIAGRAMS

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

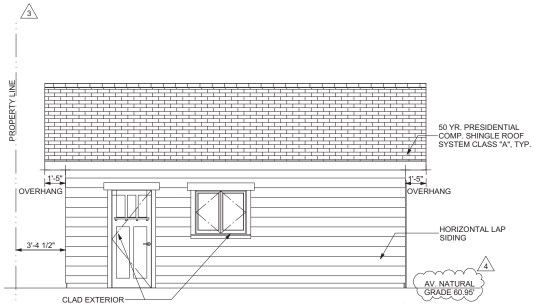
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE:
12/16/2021

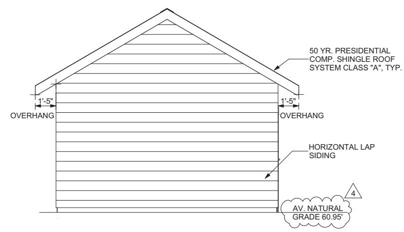
SCALE:

DRAWN BY:
LL

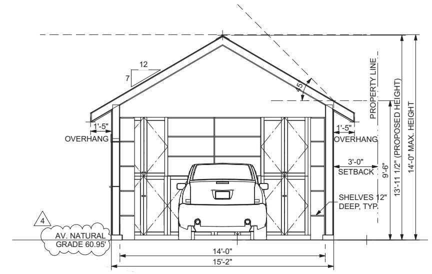
SHEET:
A5.1



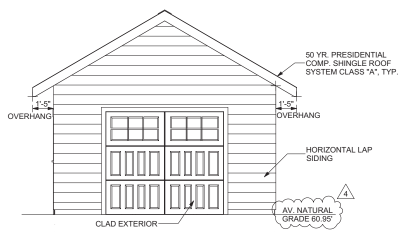
4 LEFT ELEVATION (NORTH-EAST)
Scale: 1/4"=1'-0"



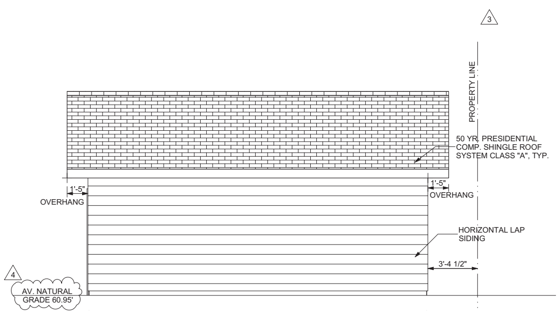
3 REAR ELEVATION (SOUTH-EAST)
Scale: 1/4"=1'-0"



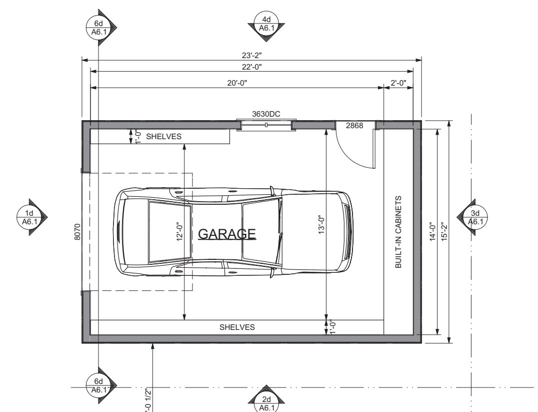
6 SECTION
Scale: 1/4"=1'-0"



1 FRONT ELEVATION (NORTH-WEST)
Scale: 1/4"=1'-0"



2 RIGHT ELEVATION (SOUTH-WEST)
Scale: 1/4"=1'-0"



5 FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

3 0 3 6 9 12 15 FT
SCALE: 1/4" = 1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

DISCLAIMER:
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NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021
2	RESPONSES TO PLAN CHECK COMMENTS	LL	05/07/2021
3	RESPONSES TO PLAN CHECK COMMENTS	PC	09/03/2021
4	RESPONSES TO PLAN CHECK COMMENTS	PC	12/16/2021

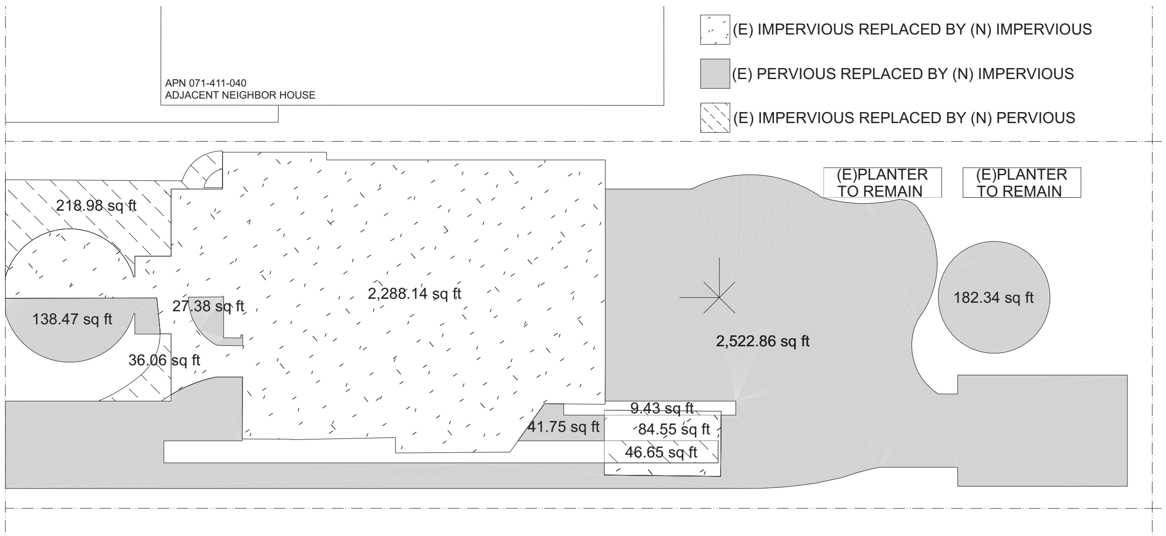
SHEET TITLE:
DETACHED GARAGE

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 12/16/2021
SCALE:
DRAWN BY: LL
SHEET: A6.1

D15



1 IMPERVIOUS AREA CALCULATION PLAN

Scale: 1/8"=1'-0"

4 0 4 8 16 FT
SCALE: 1/8" = 1'-0"

IMPERVIOUS AREA CALCULATIONS

- (E) IMPERVIOUS REPLACED BY (N) IMPERVIOUS
  2,288.14 SF + 84.55 SF = **2,372.69 SF**
- (E) PERVIOUS REPLACED BY (N) IMPERVIOUS
  138.47 SF + 27.38 SF + 41.75 SF + 2,522.86 SF + 182.34 = **2,912.8 SF**
- (E) IMPERVIOUS REPLACED BY (N) PERVIOUS
  218.98 SF + 36.06 SF + 9.43 SF + 46.65 SF = **311.12 SF**

IMPERVIOUS AREA WORKSHEET
Page 2

IMPERVIOUS AREA TABLE		
Total Area of Parcel		A 7,816 ft²
Existing Pervious Area		B 5,057.7 ft²
Existing Impervious Area		C 2,758.3 ft²
Existing % Impervious	$\frac{C}{A}$ x 100	D 35.29 %
Existing Impervious Area To Be Replaced W/ New Impervious Area		E 2,372.69 ft²
Existing Pervious Area To Be Replaced W/ New Impervious Area		F 2,912.8 ft²
New Impervious Area (Creating and/or Replacing)* *If greater than 10,000sqft, a hydrology report must be submitted	E + F	G 5,285.49 ft²
Existing Impervious Area To Be Replaced W/ New Pervious Area		H 311.12 ft²
Net Change In Impervious Area[1]	F – H	I 2,601.68 ft²
Proposed Pervious Area	B – I	J 2,456.02 ft²
Proposed Impervious Area* *Verify that J + K = A	C + I	K 5,359.98 ft²
Proposed % Impervious	$\frac{K}{A}$ x 100	L 68.57 %

[1] Net change in impervious area is the area required by

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	01/07/2021
2	RESPONSES TO PLAN CHECK COMMENTS	LL	05/07/2021
3	RESPONSES TO PLAN CHECK COMMENTS	PC	09/03/2021

SHEET TITLE:
IMPERVIOUS AREA PLAN

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

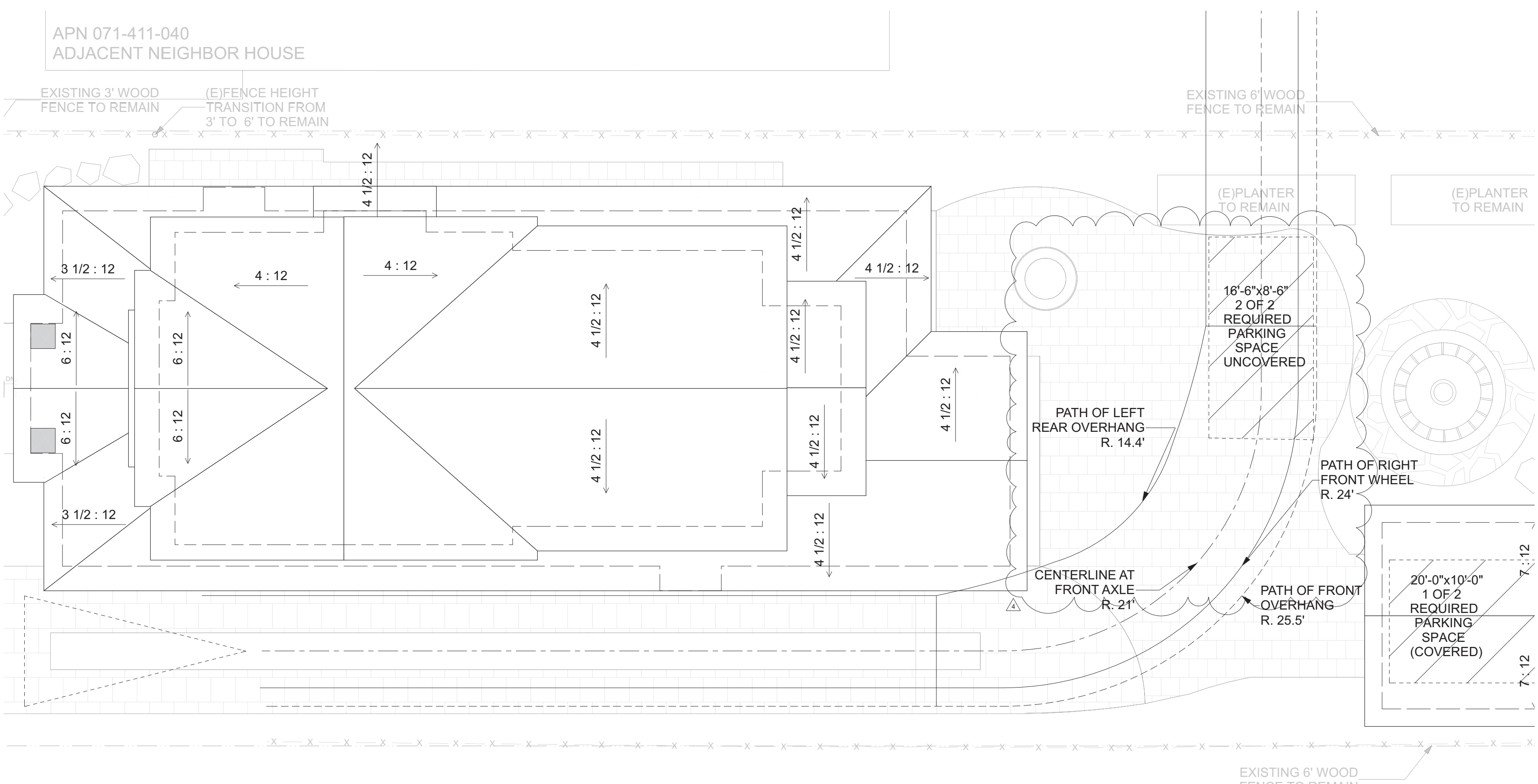
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 12/16/2021

SCALE:

DRAWN BY: LL

SHEET: **A7.1**



1 TURNING DIAGRAM TEMPLATE

Scale: 1/4"=1'-0"

PRELIMINARY USE PERMIT SET 12/16/2021

NO.	DESCRIPTION	BY	DATE
3	RESPONSES TO PLAN CHECK COMMENTS	PC	09/03/2021
4	RESPONSES TO PLAN CHECK COMMENTS	PC	12/16/2021

SHEET TITLE:
TURNING TEMPLATE DIAGRAM

PROJECT DESCRIPTION:
GIANNOTTI RESIDENCE
729 MIDDLE AVENUE
MENLO PARK, CA 94025

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 12/16/2021

SCALE:

DRAWN BY: LL

SHEET: A8.1

Mr. Matthew A. Pruter
Associate Planner
City of Menlo Park
City Hall - 1st Floor,
701 Laurel St.
Menlo Park, CA 94025

Permit Number: PLN2020-00030
Project Name: Giannotti Residence
Project Address: 729 Middle Ave.
Date: 05/7/2021
Project Description (Updated)

Mr. Pruter,

We are proposing to demolish the existing one-story house to build a new 2-story Greene and Greene Craftsman Architectural Style home with a covered patio, a covered front porch, and a detached garage to be compatible with the form and features of the proposed main residence on the same property.

Homes designed in the Greene and Greene architectural style typically include deep eaves with exposed rafters, decorative knee braces, large and covered porches with large columns, windows with multiple lights in the upper and single pane in the lower floors, and often incorporate native materials from the surrounding area which is we have attempted to replicate. We feel that the use and application of disparate wood materials and natural river rock are consistent with the Greene and Greene architectural style and will integrate well into the natural surroundings of the neighborhood.

The roof is to be composite. Landscape and site work design will utilize materials and methods consistent with current green building measures and be compatible with the site and surrounding neighborhood. Existing wood fence to remain.

The homeowners would like to maintain the existing landscape features in the southeast of the lot. The Garage has been proposed in the south of the property to maximize the backyard. The distance between tree #10 and the proposed cover patio is insufficient for an adequate driveway clearance. Trees #10, #11, #12 block sunlight access to the proposed solar panels. Regardless of the location of the buildings. The PV system will not offset the amount of energy that it is estimated would be used if the trees remain on site. See heritage tree removal justification letter provided under a separate copy.

We feel that the new home will be a wonderful addition to the neighborhood.

Neighbor Outreach: The homeowner has contacted and received favorable responses from both neighbors on each side of the property. These letters have been included with this submittal under separate copy.

Please don't hesitate to contact me with any questions or concerns.

Regards,
Jim Whitney
De Mattei Construction
408-350-4224

Email from next door neighbor at 727 Middle Ave.

From: Hanh Chu
Sent: Monday, March 1, 2021 10:57 AM
To: cpgiannotti@yahoo.com
Subject: Thank you for the meyer lemons

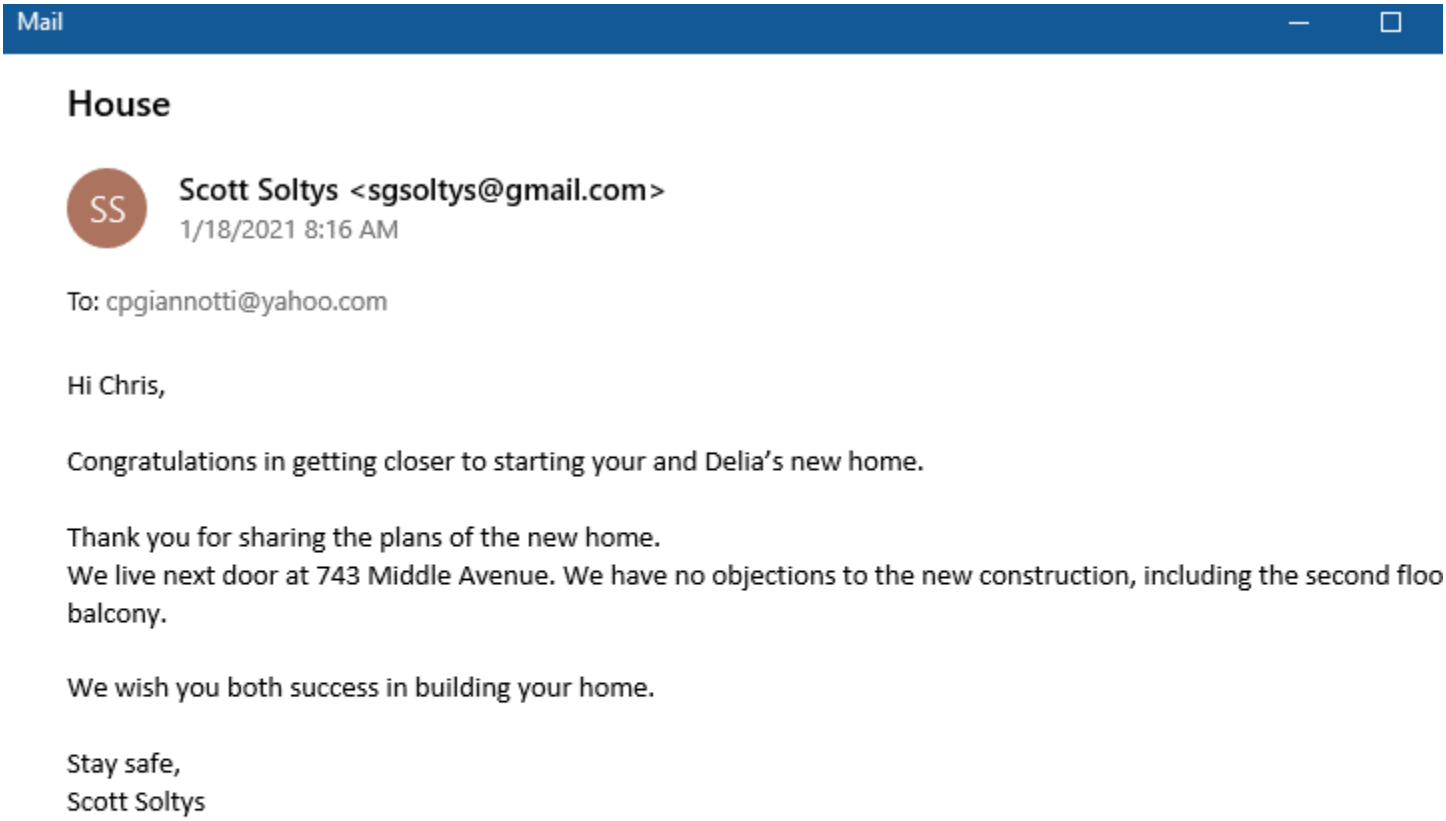
Hi Chris,

How are you? We got home last night and saw your note and meyer lemons on our front porch. Thanks so much.
We love your house design and see no problem with the balcony. Good luck with your project.

Hanh Chu
408-464-3496

Jim Whitney

To: CHRIS GIANNOTTI
Subject: RE: 729 Middle - Use Permit Update


Mail

House

SS

Scott Soltys <sgsoltys@gmail.com>
1/18/2021 8:16 AM

To: cpgiannotti@yahoo.com

Hi Chris,

Congratulations in getting closer to starting your and Delia's new home.

Thank you for sharing the plans of the new home.
We live next door at 743 Middle Avenue. We have no objections to the new construction, including the second floo balcony.

We wish you both success in building your home.

Stay safe,
Scott Soltys

Sent from Mail for Windows 10

Tree Inventory, Assessment, and Protection Report

729 Middle Avenue
Menlo Park, CA 94025

Prepared for:

Chris Gianotti

April 19, 2022

Prepared By:

Richard Gessner

ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 – Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

Table of Content

Summary

The plans are to demolish the house and build a new residence and Accessory Dwelling Unit (ADU). The inventory contains twenty-one trees comprised of ten different species with eight considered “Heritage”. One tree, plum (*Prunus cerasifera*) (#20), is considered “low desirability species” within section four of the “Heritage Tree Ordinance Administrative Guidelines”. The condition assessment includes all the tree both Heritage and non-Heritage and thirteen are in good condition, seven fair, and one in poor shape. Of the Heritage trees three are in good condition while the remaining five are in fair shape. Ten trees are indicated for removal including four Heritage as follows: southern magnolia (*Magnolia grandiflora*) #10, valley oak (*Quercus lobata*) #11, fig (*Ficus carica*) #12 and purple plum #20 (listed as “low desirability species”). The remaining six trees highly impacted are not “Heritage”. One tree will be moderately impacted and three moderate to highly impacted primarily due to the new driveway construction in close proximity. The City of Menlo Park requires mitigation for Heritage tree removals to include replacements accounting for the appraised value of each lost specimen. The total loss in value is $19,060.00 and any combination of equivalent specimen sizes could be used for mitigation within an approved landscape plan. Exploratory pre-trenching to the sub-base depth at the edge of the driveway on both sides adjacent to the trees, selective root removal if necessary, and special design considerations can be used as part of the protection plan. In total there were eight “Heritage" trees trees appraised for a rounded depreciated value of $46,340.00.

Introduction

Background

Chris Gianotti asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist’s report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings. Affix number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.
- Provide appraised values using the Trunk Formula Technique.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on March 2, 2022. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.

- The plans reviewed for this assignment were as follows (Table 1)

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic				
Proposed Site Plan	12/16/21	CS	Yes	DeMattei Construction, Inc.
Demolition Plan				
Erosion Control				
Grading and Drainage				
Utility Plan and Hook-up locations				
Exterior Elevations				
Landscape Plan	05/03/21	L0-L7	Yes	Greg Lewis
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners and the City of Menlo Park as a reference for existing tree conditions to help satisfy planning requirements.

Observations

Tree Inventory

13.24.020 Definitions

" Heritage Tree" shall mean:

A. All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of fifteen (15) inches) or more, measured fifty-four (54) inches above natural grade.
B. An oak tree (Quercus) which is native to California and has a trunk with a circumference of 31.4 inches (diameter of ten (10) inches) or more, measured at fifty-four (54) inches above natural grade.
C. A tree or group of trees of historical significance, special character or community benefit, specifically designated by resolution of the city council.

Plans

The plans are to demolish the house and build a new residence and Accessory Dwelling Unit (ADU).

Tree Inventory

The inventory contains twenty-one trees comprised of ten different species. Eight are considered “Heritage” trees (Table 2). One tree, plum #20, is considered “low desirability species” within section four of the “Heritage Tree Ordinance Administrative Guidelines”.

Table 2: Heritage Trees

Tree Species	I.D. #	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Health	Structure	Form
coast live oak (*Quercus agrifolia*)	1	21	35	35	Good	Good	Good
coast live oak (*Quercus agrifolia*)	2	17	35	25	Good	Poor	Fair
coast live oak (*Quercus agrifolia*)	3	15	35	25	Good	Fair	Fair
fern pine (*Afrocarpus falcatus*)	4	9, 10, 5, 8	35	20	Good	Poor	Good
southern magnolia (*Magnolia grandiflora*)	10	16	35	35	Good	Good	Good
valley oak (*Quercus lobata*)	11	16	35	30	Good	Fair	Fair
fig (*Ficus carica*)	12	24 Or 10, 10, 6, 9, 8, 8, 8	25	25	Good	Fair	Good
plum (*Prunus cerasifera*)	20	8, 10, 12, 6, 10	25	25	Good	Poor	Good

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Technique" (Appendix B).

"Trunk Formula Technique" is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

The trunk formula valuations are based on four tree factors; size (trunk cross sectional area), condition, functional limitations, and external limitations. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and unit tree cost. Unit tree cost is calculated by dividing the nursery wholesale cost of a 24 inch box specimen and its replacement size (cost per square inch trunk caliper) which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. The cost of the 24 inch box wholesale specimen was determined through personal communications with BrightView and Normans nurseries in Farmington and Central Wholesale in San Jose for an average of $214.00.

The second part is to depreciate the tree's Basic Cost through an assessment of condition, functional limitations, and external limitations. The condition assessment guidelines and percentages are defined in the "Condition Rating" section of this report. Functional limitations are based on factors associated with the tree's interaction to its planting site that would affect condition, limit development, or reduce the utility in the future and include genetics, placement, and site conditions for the individual tree. External limitations are outside the property, out of control of the owner and also affect condition, limit development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests).

There were eight "Heritage" trees trees appraised for a rounded depreciated value of $46,340.00.

Appraisal worksheets are available upon request.

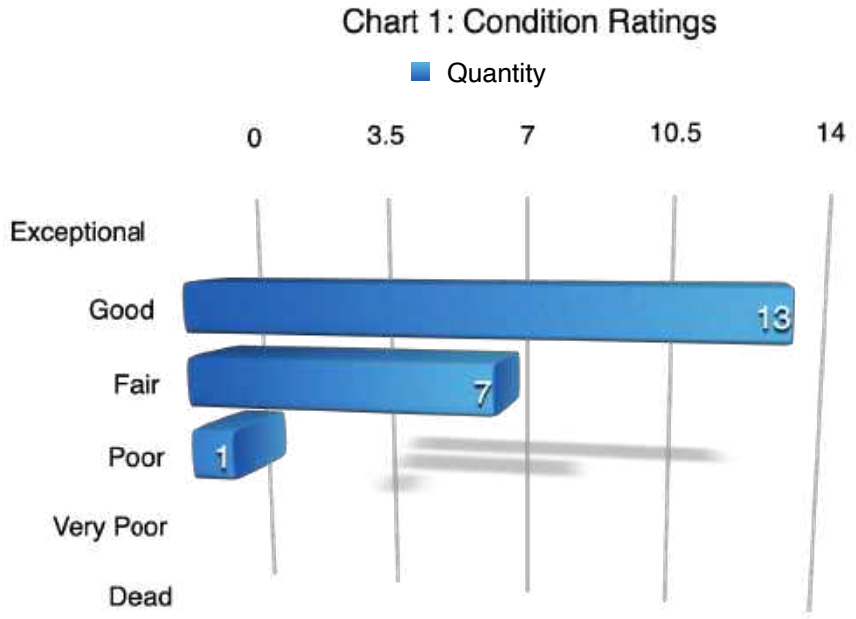
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating (ISA, 2019).

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

The condition assessment includes all the tree both Heritage and non-Heritage. Thirteen trees are in good condition, seven fair, and one in poor shape (Chart 1). Of the Heritage trees three are in good condition including coast live oak #1, southern magnolia #10 and fig #12. The remaining five Heritage trees are all in fair condition with some structural problems including codominant stems, multiple trunks, or a lean (valley oak #11).

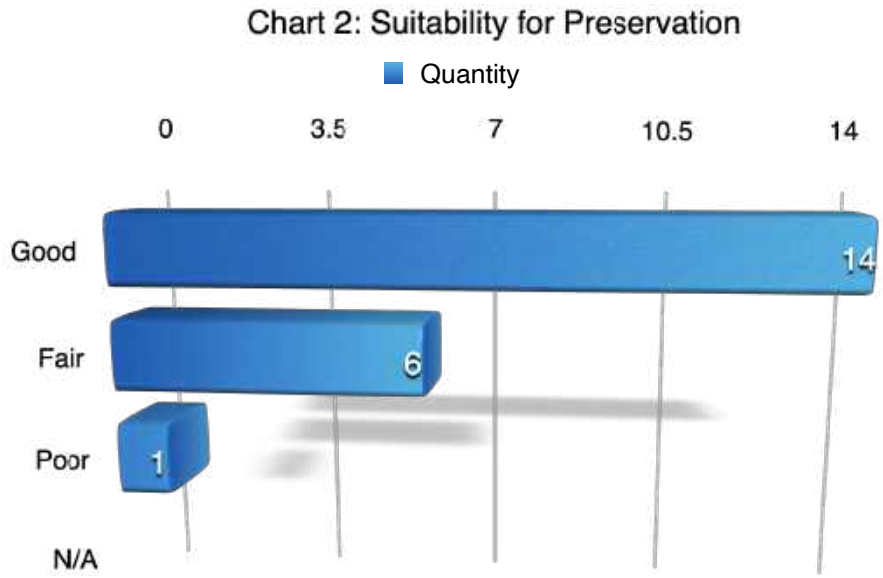


Suitability for Conservation

A tree's suitability for preservation is determined based on Functional and External Limitations[1] (ISA, 2019).

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The plum #20 has poor suitability due to condition and species desirability. The fern pine, redwoods, lemons, magnolia and fig all have fair suitability due to poor structure, species desirability for the region, or high water needs (redwoods and southern magnolia). The olive and laurels have good suitability as a species and are small trees in decent condition. All the oaks, three coast live oaks and one valley oak, have the best suitability for preservation (Chart 2).



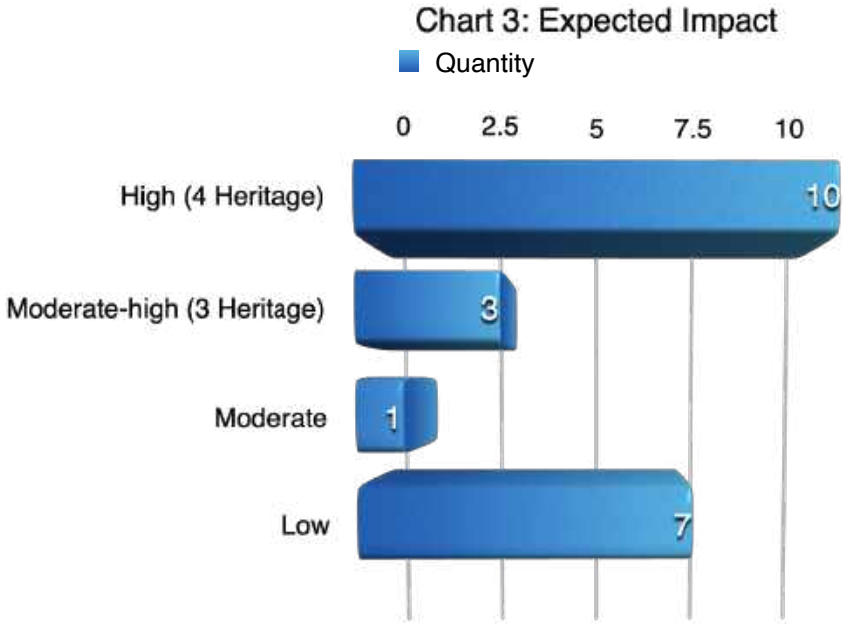
[1] Functional Limitations are based on factors associated with the tree's interaction to its planting site affecting plant condition, limiting plant development, or reducing the utility in the future and include genetics, placement, and site conditions for the individual tree (ISA, 2019). External Limitations are outside the property, out of control of the owner and also affect plant condition, limit plant development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests) (ISA, 2019).

Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Ten trees are indicated for removal including four “Heritage” which are as follows: southern magnolia #10, valley oak #11, fig #12 and purple plum #20 (listed as “low desirability species”). The remaining six trees highly impacted are not “Heritage”. One tree, coast live oak #1, will be moderately impacted. Three trees will be moderate to highly impacted primarily due to the new driveway construction in close proximity which are Heritage coast live oaks #2 and #3 along with fern pine #4. The remaining eight trees will not be affected by the proposed plans (Chart 3).



Mitigation for Removals

The City of Menlo Park requires mitigation for Heritage tree removals to include replacements accounting for the appraised value of each lost specimen. The table below indicates the trees proposed for removal and their associated value (Table 3).

Table 3: Proposed Removals and Appraised Values

Tree	I.D. #	Trunk Diameter	Appraised Value
southern magnolia (*Magnolia grandiflora*)	10	16	$3,880.00
valley oak (*Quercus lobata*)	11	16	$5,100.00
fig (*Ficus carica*)	12	24 Or 10, 10, 6, 9, 8, 8, 8	$7,600.00
plum (*Prunus cerasifera*)	20	8, 10, 12, 6, 10	$2,480.00

The total loss in value for the four trees is $19,060.00 and the equivalent values indicated in the City of Menlo Park “Heritage Tree Ordinance Administrative Guidelines” are as follows:

- One (1) #5 container – $100
- One (1) #15 container – $200
- One (1) 24-inch tree box – $400
- One (1) 36-inch tree box – $1,200
- One (1) 48-inch tree box – $5,000
- One (1) 60-inch tree box – $7,000

Any combination of these trees to equal the value of $19,060.00 could be used for mitigation within an approved landscape plan if the removals are permitted. The applicant must provide a landscape plan indicating the species, size, and location of replacements. If this cannot be achieved on the site an in lieu fee would need to be agreed upon.

Justification of Removals

A schedule of fees associated with the preservation of the trees and the infeasibility is required because the trees do not meet the findings for removal for arboricultural purposes. The City of Menlo Park “Heritage Tree Ordinance Administrative Guidelines” are as follows:

Documentation on the additional incremental construction cost attributable to an alternative that preserves the tree (i.e. construction cost of alternative design minus cost of original design) in relation to the appraised value of tree(s) and based on the most recent addition to the Guide for Plant Appraisal.

- If the incremental cost of the tree preservation alternative is more than 140% of the appraised value of the tree, the cost will be presumed to be financially infeasible.
- If the incremental cost of the tree preservation alternative is less than 110% of the appraised value of the tree, the cost will be presumed to be financially feasible.
- If the incremental cost of the tree preservation alternative is between 110% and 140% of the appraised value of the tree, public works director or their designee will consider a range of factors, including the value of the improvements, the value of the tree, the location of the tree, the viability of replacement mitigation and other site conditions.
- In calculating the incremental cost of the tree preservation alternative, only construction costs will be evaluated. No design fees or other soft costs will be considered.

Two of the four trees are located within the footprint of the new buildings (#10 and #12). It is unclear how to handle these within the context of alternative design. For trees #11 and #20 the cost of protection would require the fees of a consulting arborist to monitor construction <Cost>, any pre-excavation for selective root removal such as a hydro vac truck or air excavating tool <Cost>, fence rental and installation <Cost>, trunk protection materials and installation <Cost>, alternative hardscape surface treatment such as biaxial geogrid or other mechanisms to limit root removal <Cost>, required pruning <Cost>, and continuing plant health care <Cost> to help ensure survival. Along with these fees would include the cost of any permanent construction such as retaining walls or tree wells.

Tree Protection

Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Appendix D).

Tree protection based on the proposed plans would include a combination of fence, trunk barriers to prevent mechanical damage, supplemental irrigation where possible, and special driveway sub-base treatment to minimize compaction and depth of excavation. Due to the size of the trees (#1, #2, #3, and #4) and the close proximity it is not possible to obtain the typical tree protection zones of six times the trunk diameter distances or more in radius. The ANSI A300 Part 5, 2019 Standard Practices (*Management of Trees and Shrubs During Site Planning, Site Development, and Construction)* states the following:

> **Section 55.1.3**
>
> The (Tree Protection Zone) TPZ radius should be 6-18 times the trunk diameter (DBH)
>
> **Section 55.1.4**
>
> When the minimum TPZ radius cannot be achieved, appropriate mitigation shall be recommended.

In accordance with the ANSI Standard, mitigation for this project would include exploratory pre-trenching to the sub-base depth at the edge of the driveway on both sides adjacent to the trees, selective root removal if necessary, and special design considerations. The use of a geogrid consisting of Tensar BX1200, or equivalent, should be placed on the compacted subgrade prior to placement of the aggregate base. This process could reduce the depth of excavation required for the sub-base treatment which typically consists of compacted soil, aggregate, sand, and stone pavers and is usually eight to twelve inches deep. A cross section of the driveway materials and installation may be required. Another alternative could be to raise grade in this section to place the driveway at a higher finished elevation reducing the need for excavation under the trees.

Conclusion

The plans are to demolish the house and build a new residence and Accessory Dwelling Unit (ADU). The inventory contains twenty-one trees comprised of ten different species with eight considered “Heritage”. One tree, plum (#20), is considered “low desirability species” within section four of the “Heritage Tree Ordinance Administrative Guidelines”. The condition assessment includes all the tree both Heritage and non-Heritage and thirteen are in good condition, seven fair, and one in poor shape. Of the Heritage trees three are in good condition including coast live oak #1, southern magnolia #10 and fig #12 while the remaining five are in fair shape. The plum #20 has poor suitability due to condition and species desirability. The fern pine, redwoods, lemons, magnolia and fig all have fair suitability due to poor structure, species desirability for the region, or high water needs (redwoods and southern magnolia). The olive and laurels have good suitability as a species and are small trees in decent condition. All the oaks, three coast live oaks and one valley oak, have the best suitability for preservation. Ten trees are indicated for removal including four “Heritage” as follows: southern magnolia #10, valley oak #11, fig #12 and purple plum #20 (listed as “low desirability species”). The remaining six trees highly impacted are not “Heritage”. One tree, coast live oak #1, will be moderately impacted. Three trees will be moderate to highly impacted primarily due to the new driveway construction in close proximity which are “Heritage” coast live oaks #2 and #3 along with fern pine #4. The remaining eight trees will not be affected by the proposed plan. The City of Menlo Park requires mitigation for Heritage Tree removals to include replacements accounting for the appraised value of each lost specimen. The total loss in value is $19,060.00 and any combination of equivalent specimen sizes could be used for mitigation within an approved landscape plan. The applicant must provide a landscape plan indicating the species, size, and location of replacement trees. If this cannot be achieved on the site an in lieu fee would need to be agreed upon. In accordance with the ANSI Standard Part 5, mitigation for this project would include exploratory pre-trenching to the sub-base depth at the edge of the driveway on both sides adjacent to the trees, selective root removal if necessary, and special design considerations. The use of a geogrid consisting of Tensar BX1200, or equivalent, should be placed on the compacted subgrade prior to placement of the aggregate base. This process could reduce the depth of excavation required for the sub-base treatment which typically consists of compacted soil, aggregate, sand, and stone pavers, and is usually eight to twelve inches deep. A cross section of the driveway materials and installation may be required. Another alternative could be to raise grade in this section to place the driveway at a higher finished elevation reducing the need for excavation under the trees. In total there were eight “Heritage" trees trees appraised for a rounded depreciated value of $46,340.00.

Recommendations

1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all protection measures labeled “T-1 Tree Protection Plan.”

2. Determine the exact cost of tree preservation for trees #10, #11, #12, and #20 along with associated construction costs to determine if the mitigation for preservation is more than 140 percent of the appraised value of the trees.

3. Provide a cross section of the driveway adjacent to trees #1, #2, #3, and #4 and consider the same for the potential retention of tree #11. Use alternative construction materials and techniques to minimize impacts around the trees including potentially raising the finished grade, pop-out space, and the use of geo-grid.

4. Arrange for pre-trenching to perform any selective root removal around trees #1, #2, #3, and #4 (potentially #11). The use of hand tools or pneumatic excavating devices to avoid unnecessary root destruction.

5. Install temporary irrigation or soaker hoses in the TPZs and provide supplemental watering during construction (Trees #1, #2, 3, and #3). Monitor watering times or amounts to ensure adequate soil saturation.

6. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.

8. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

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Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture1998.

Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment:* International Society of Arboriculture, 2017. Print

Glossary of Terms

Basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

Cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants. The outer extent of the tree crown.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Structural evaluation: focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

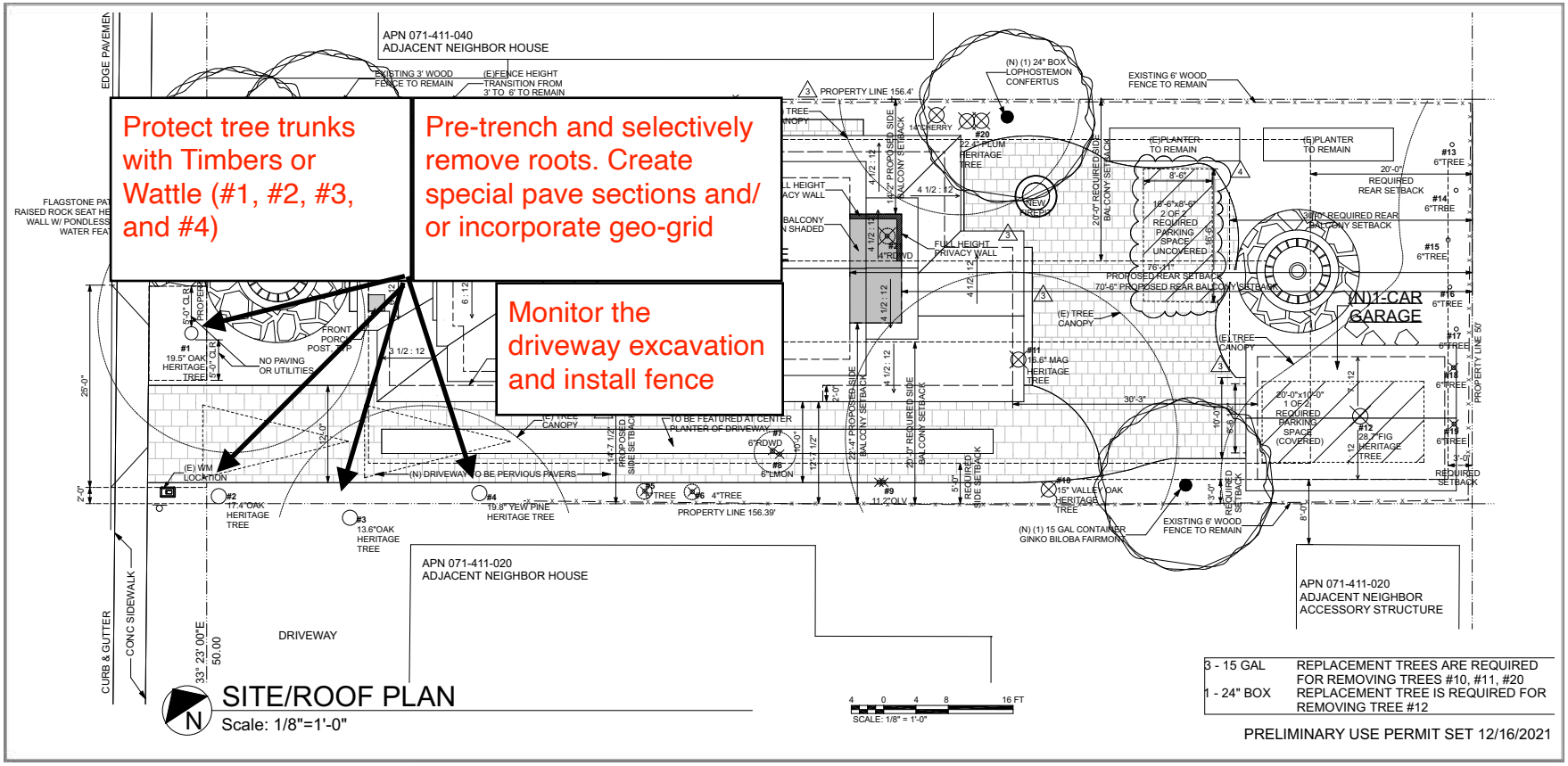
Trunk: Stem of a tree.

Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

Appendix A: Tree Inventory Map

A1: Proposed Site Plan and Protection



Appendix B: Tree Inventory and Assessment Tables

Table 4: Inventory Summary

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability for Preservation	Expected Impact	Heritage	Rounded Depreciated Value
coast live oak (*Quercus agrifolia*)	1	21	Good	Good	Moderate	**Yes**	$12,300.00
coast live oak (*Quercus agrifolia*)	2	17	Fair	Good	Moderate-High	**Yes**	$5,700.00
coast live oak (*Quercus agrifolia*)	3	15	Fair	Good	Moderate-High	**Yes**	$4,480.00
fern pine (*Afrocarpus falcatus*)	4	9, 10, 5, 8	Fair	Fair	Moderate-High	**Yes**	$4,800.00
Saratoga laurel (*Laurus* 'Saratoga')	5	6	Good	Good	High	N/A	
Saratoga laurel (*Laurus* 'Saratoga')	6	4	Good	Good	High	N/A	
coast redwood (*Sequoia sempervirens*)	7	6	Fair	Fair	High	N/A	
lemon (*Citrus limon*)	8	5	Poor	Fair	High	N/A	
olive (*Olea europaea*)	9	5, 6	Fair	Good	High	N/A	
southern magnolia (*Magnolia grandiflora*)	10	16	Good	Fair	High	Yes	$3,880.00
valley oak (*Quercus lobata*)	11	16	Fair	Good	High	**Yes**	$5,100.00
fig (*Ficus carica*)	12	24 Or 10, 10, 6, 9, 8, 8, 8	Good	Fair	High	**Yes**	$7,600.00

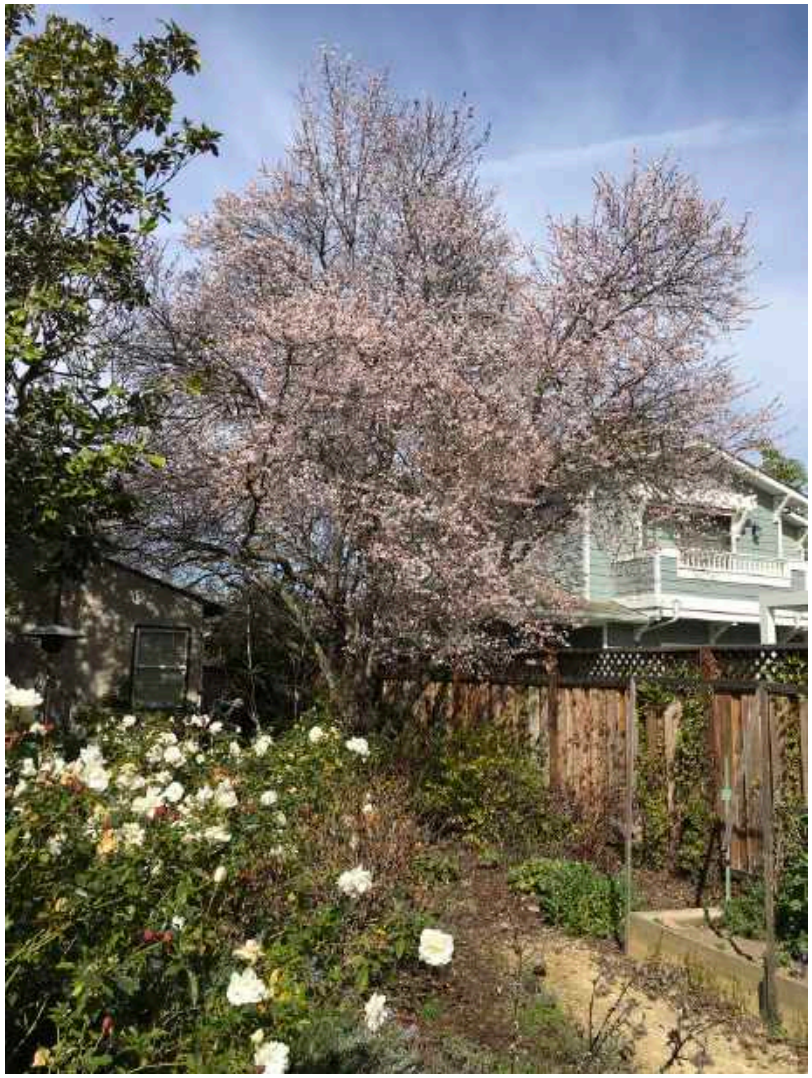
Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability for Preservation	Expected Impact	Heritage	Rounded Depreciated Value
Saratoga laurel (*Laurus* 'Saratoga')	13	6	Good	Good	Low	N/A	
Saratoga laurel (*Laurus* 'Saratoga')	14	4	Good	Good	Low	N/A	
Saratoga laurel (*Laurus* 'Saratoga')	15	5	Good	Good	Low	N/A	
Saratoga laurel (*Laurus* 'Saratoga')	16	5	Good	Good	Low	N/A	
Saratoga laurel (*Laurus* 'Saratoga')	17	5	Good	Good	Low	N/A	
Saratoga laurel (*Laurus* 'Saratoga')	18	5	Good	Good	Low	N/A	
Saratoga laurel (*Laurus* 'Saratoga')	19	7	Good	Good	Low	N/A	
plum (*Prunus cerasifera*)	20	8, 10, 12, 6, 10	Fair	Poor	High	**Yes**	$2,480.00
Coast redwood (*Sequoia sempervirens*)	21	3	Good	Fair	High	N/A	

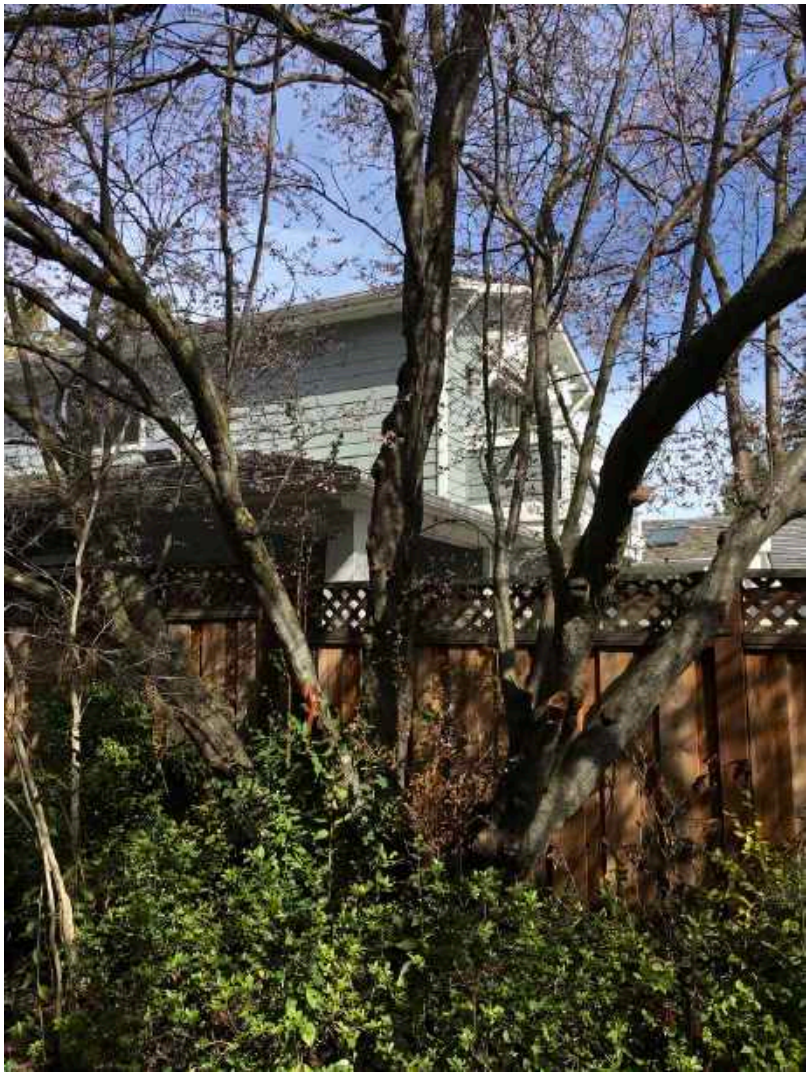
Appendix C: Photographs

C1: Front Heritage Trees #1-#4

C2: Southern Magnolia #10 and Valley Oak #11

C3: Plum #20

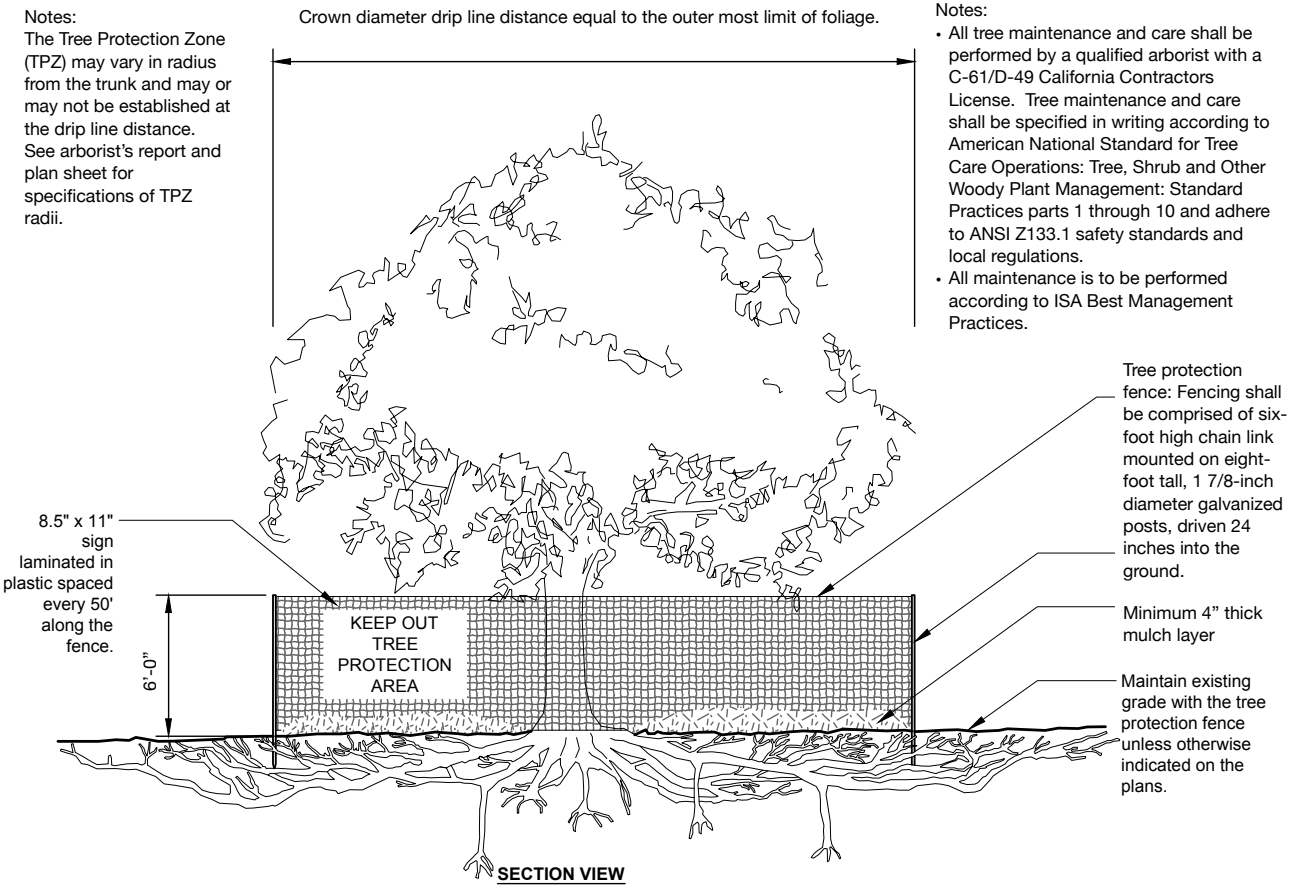




C4: Fig #12

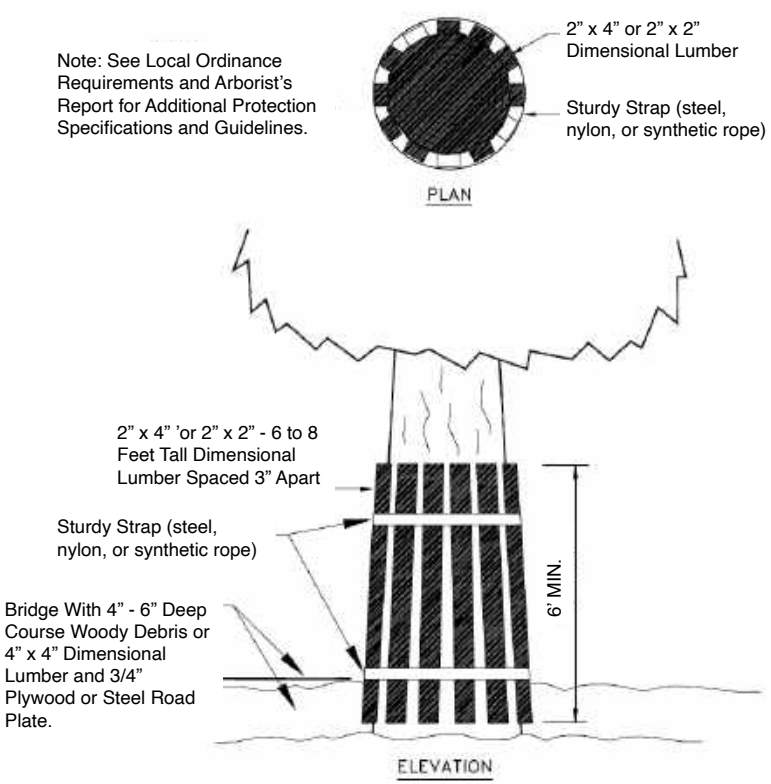
Appendix D: Tree Protection Guidelines

Plan Sheet Detail S-X (Type I)



S-X TREE PROTECTION

Plan sheet detail for trunk protection



Trunk Protection Vertical Timber Detail

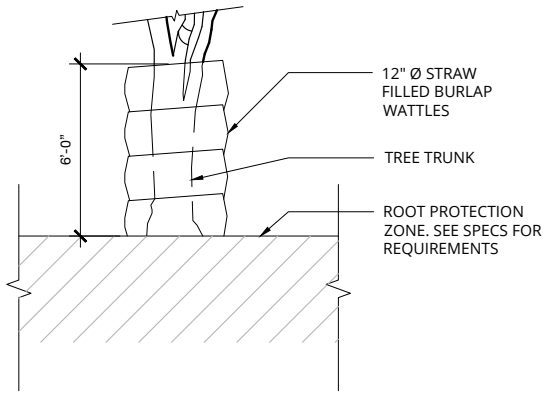


IMAGE 3: WRAPPING WITH STRAW WATTLE

13.24.040 Removal and major pruning of Heritage Trees prohibited.

It is unlawful for any person to remove, or cause to be removed, any Heritage Tree from any parcel of property in the city, or perform major pruning on a Heritage Tree, without obtaining a permit; provided, that in case of emergency, when a Heritage Tree is imminently hazardous or dangerous to life or property, it may be removed by order of the police chief, fire chief, the public works director or their respective designees. Any person who vandalizes, grievously mutilates, destroys or unbalances a Heritage Tree without a permit or beyond the scope of an approved permit shall be in violation of this chapter. (Ord. 1060 § 2 (part), 2019).

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Appendix E: Tree Protection Signs

E1: English

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

E2: Spanish

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

STAFF REPORT

Planning Commission
Meeting Date: **8/15/2022**
Staff Report Number: **22-044-PC**
Public Hearing: **Use Permit/Nitin Handa/1170 May Brown Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing two-story, single-family residence and associated improvements, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) zoning district. The proposal includes a detached accessory dwelling unit (ADU), which is not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

Using May Brown Avenue in the north-south orientation, the subject property is located on the eastern side of May Brown Avenue, between its northern terminus and Santa Cruz Avenue. May Brown Avenue is a dead-end residential street located on the northern side of Santa Cruz Avenue, with only six properties fronting onto the street. A location map is included as Attachment B.

Houses along May Brown Avenue include both one- and two-story residences, developed in a variety of architectural styles, including ranch and Craftsman. The neighborhood features predominantly single-family residences that are also in the R-E zoning district to the east and further south, along Hermosa Way, with some properties zoned R-1-S (Single Family Suburban Residential) to the west, along the northern side of Santa Cruz Avenue, and along the southern side of Santa Cruz as well. Corinne Avenue contains properties zoned R-E-S (Residential Estate Suburban), just to the north May Brown Avenue.

Analysis

Project description

The subject property is currently occupied by a conforming two-story residence with an attached one-car carport. There is a nonconforming detached shed located along the right side of the existing residence. The property has a substandard lot width of 106.0 feet, where 110 feet is required.

The applicant is proposing to demolish the existing residence and construct a new two-story, single-family

residence, along with an attached three-car garage in the front-left corner of the main residence, a detached accessory dwelling unit (ADU), a detached accessory structure for a trellis, and an unroofed pool equipment enclosure, which is proposed to serve a future pool in the rear half of the property.

The proposed residence would include a total of seven bedrooms and 7½ bathrooms. The first floor of the proposed residence would include the three-car garage, a guest bedroom, an office, two bathrooms, a bonus room, an open kitchen and great room space, an open living room, foyer, and dining room, a pantry space, a laundry room, and a powder room. The second floor of the proposed residence would include five bedrooms, five bathrooms, and a laundry room. As stated earlier, the required parking for the primary residence would be provided by the attached three-car garage, located in the front-left corner of the main residence.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note with regard to Zoning Ordinance requirements:

- The maximum allowable FAL for the lot is 7,520.8 square feet. The proposed residence and ADU together would have a FAL of 8,252.3 square feet, which is permitted as the area of the 794.5-square-foot ADU may exceed the FAL.
- The second floor would be limited in size relative to the development, with a floor area of 2,792.0 square feet representing approximately 37 percent of the maximum floor area limit (FAL), where 50 percent is allowed.
- The proposed main residence would be constructed well below the maximum building coverage, with a total of 19.6 percent where 30 percent is allowed. With inclusion of the 794.5-square-foot ADU, the building coverage would be 22.7 percent.
- The proposed residence would be 29.7 feet in height, where 30 feet is the maximum allowed.
- A second floor balcony located in the central rear of the residence would be set back 39 feet, five inches from the right side property line, and approximately 21 feet from the left side property line, and 125 feet, nine inches from the rear property line. Balconies in single-family residential districts require a minimum 20-foot setback along each side and a minimum 30-foot rear setback.

The proposed main residence would be set back 70.9 feet from the front property line and 125.8 feet from the rear property line, where a 20-foot setback is required for both. (The front of the property contains a 20-foot ingress/egress and public utility easement and the proposed residence would be set back 50.9 feet from the easement.) Both the left and right sides of the residence would be setback 15 feet from the side property lines, where a minimum setback of 10 feet on any side, with a total side setback of 30 feet, is required in the R-E zoning district. Most of the proposed second story would be stepped back from the first story and would feature varied wall depths to minimize massing and increase separation from neighboring properties.

The proposed project conforms to the development standards of the R-E zoning district. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

Design and materials

The applicant states in their project description letter that the proposed new residence would be designed in a transitional style with some contemporary features. The exterior of the proposed residence would predominantly feature smooth stucco and composition shingle roofing, with some limited standing seam metal roofing over bay window-like features. Along the front elevation, two second floor gables and one first floor gable would be offset to complement the visual prominence of the front-facing garage. There would also be two second floor gables along the rear elevation, but these would be positioned on each end, and a first floor gable would also be present at the rear-right corner of the residence. The front entry door would be surrounded by brick veneer in the center of the front elevation.

The windows would be anodized metal clad wood, while the doors would be anodized metal clad with no wood, apart from the front door, which would be wood and feature simulated true divided lights with interior and exterior grids and a spacer bar between the glass panes. The left-side elevation would feature second floor windows with sill heights five feet above the finished floor, the right-side elevation would feature three second floor windows with sill heights 3.3 feet above the finished floor and four second floor windows with sill heights five feet above the finished floor, and the rear elevation would feature two second floor windows with sill heights 3.5 feet above the finished floor and one second floor windows with a sill height of five feet above the finished floor.

Staff believes that the scale, materials, and style of the proposed residence would result in a consistent aesthetic approach and are generally consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F), detailing the species, size, and conditions of the nearby heritage and non-heritage trees. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and protection. As part of the project review process, the arborist report was reviewed by the City Arborist.

Based on the arborist report, there are 31 existing trees located on or near the property. Of these trees, 14 trees are heritage size. The heritage trees consist of a Monterey pine tree (tree #10) located along the left side of the front yard of the neighboring property at 1160 May Brown Avenue, three on-site coast redwood trees (trees #13, 14, and 15) located midway along the right side of the property, one giant sequoia located in the rear-right corner of the subject property, one coast live oak tree (tree #20) located in the rear-right corner of the neighboring property at 1155 San Mateo Drive, two coast live oak trees (trees #21 and 22) located in the rear yard of the neighboring property at 1165 San Mateo Drive, one on-site coast redwood tree (tree #23) located in the rear-left corner of the subject property, one trident maple tree (tree #27) located midway along the left side of the property, one blue ash tree (tree #28) located midway along the left side of the property, one coast live oak tree (tree #29) located midway along the right side of the neighboring property at 1180 May Brown Avenue, one sweetgum tree (tree #30) located midway along the left side of the property, and a Southern magnolia tree (tree #31) near the center and front of the subject property.

A total of 17 trees assessed are non-heritage size, and all are on site except for one pittosporum located

within the neighboring property at 1160 May Brown Avenue (tree #12). Of these 17 trees, 16 are proposed for removal. The applicant is proposing to plant 10 new trees on site, which include five chitalpa trees, three water gum trees, one Mediterranean fan palm tree, and one coast live oak tree.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, minimal reduction pruning, irrigation using a soaker hose, storing and parking all construction materials and equipment outside of the tree protection zones, hand digging for grade cuts, and designing utility and irrigation tranches to minimize disturbance to tree roots. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 8.

Correspondence

The applicant states in their project description letter that the property owner has completed some outreach efforts, which involved sharing plans and details with neighbors. The applicant also describes feedback received from neighbors and some steps taken to address the feedback.

As of the writing of this report, staff received four letters of correspondence about the proposed project (Attachment G). The letters contained concerns with construction parking and traffic (including emergency vehicle access along the street), construction noise, potential tree impacts from the barbecue area and proposed ADU, and privacy from second floor windows. The applicant is aware of potential parking and vehicular movement concerns with construction vehicles and equipment moving to and from the site, in addition to the parking and storage. All construction and operational noise is subject to the Noise Ordinance. With regards to tree impacts, the applicant has relocated the proposed rear barbecue area and supporting trellis to avoid impacting tree #27. For the trees near the proposed ADU, the applicant and City Arborist have worked closely to ensure adequate tree protection measures are applied to protect all heritage trees within the vicinity of the ADU, specifically off-site heritage tree #22 and on-site heritage tree #23.

Conclusion

Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. The transitional and contemporary style would be generally attractive and well-proportioned, and the positioning of the gables on the front elevation would help balance the presence of the front-facing garage while reducing the perception of mass. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of

Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution of Approval Adopting Findings for project Use Permit, including project Conditions of Approval
   Exhibits to Attachment A
      A. Project Plans (See Attachment D to this (August 15, 2022) Planning Commission Staff Report)
      B. Conditions of Approval
      C. Project Description Letter (See Attachment E to this (August 15, 2022) Planning Commission Staff Report)
B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Arborist Report
G. Correspondence

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT FOR THE DEMOLITION OF AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS AND CONSTRUCTION OF A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-E (RESIDENTIAL ESTATE) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting to demolish an existing two-story, single-family residence, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the Residential Estate (R-E) zoning district (collectively, the "Project") from Nitin Handa ("Applicant" and "Owner"), located at 1170 May Brown Avenue (APN 071-051-240) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit C, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Residential Estate (R-E) district. The R-E district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-E district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by California Tree and Landscape Consulting, Inc., which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on August 15, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project Revisions.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of new two-story residence on a substandard lot is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-E zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and three covered parking spaces are provided.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood and designed such that privacy concerns would be addressed through second story setbacks greater than the minimum required setbacks in the R-E district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2022-00001, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit C, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit B.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 15, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 15th day of August, 2022

_____
Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

A. Project Plans and Documents
B. Conditions of Approval
C. Project Description Letter

LOCATION: 1170 May Brown Avenue	**PROJECT NUMBER:** PLN2022-00001	**APPLICANT:** Nitin Handa	**OWNER:** Nitin Handa

PROJECT CONDITIONS:

1. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 15, 2023) for the use permit to remain in effect.

2. Development of the project shall be substantially in conformance with the plans prepared by Innovative Concepts, consisting of 29 plan sheets, dated received July 25, 2022 and approved by the Planning Commission on August 15, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

3. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

4. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

5. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

6. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

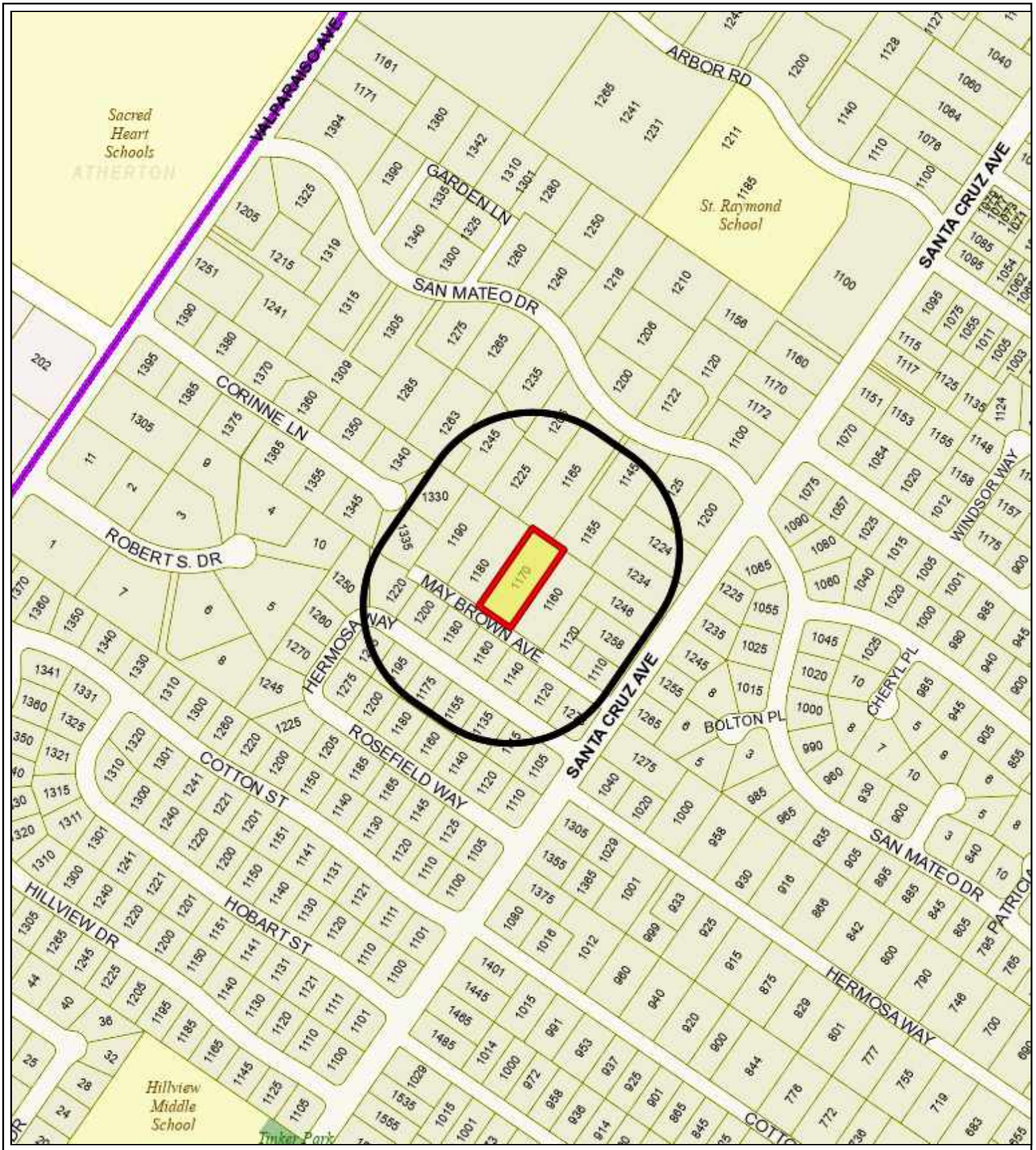
7. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

8. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by California Tree and Landscape Consulting, Inc., dated received July 25, 2022.

9. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

10. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and

LOCATION: 1170 May Brown Avenue	**PROJECT NUMBER:** PLN2022-00001	**APPLICANT:** Nitin Handa	**OWNER:** Nitin Handa
PROJECT CONDITIONS: the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.			



City of Menlo Park

Location Map
1170 May Brown Avenue

Scale: 1:4,000 | Drawn By: MAP | Checked By: CDS | Date: 8/15/2022 | Sheet: 1

1170 May Brown Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	28,004 sf (25,883 net)	28,004 sf (25,883 net)	20,000 sf min.
Lot width	106.0 ft.	106.0 ft.	110 ft. min.
Lot depth	264.1 ft.	264.1 ft.	130 ft. min.
Setbacks			
Front	50.9 ft.	68.9 ft.	20 ft. min.
Rear	125.8 ft.	101.3 ft.	20 ft. min.
Side (left)	15.0 ft.	11.5 ft.	Min. 10 ft. on any one side, with total side setback of 30 ft.
Side (right)	15.0 ft.	20.9 ft.	
Building coverage*	5,867.4 sf 22.7 %	3,485.0 sf 13.4 %	7,764.9 sf max. 30 % max.
FAL (Floor Area Limit)*	8,252.3 sf	3,671.0 sf	7,520.8 sf max.
Square footage by floor	4,030.1 sf/1st 2,792.2 sf/2nd 635.5 sf/garage 193.5 sf/porches 794.5 sf/ADU 213.8 sf/acc. structures	2,355.0 sf/1st 548.0 sf/2nd 462.0 sf/carport 306.0 sf/acc. buildings 362.0 sf/porches	
Square footage of buildings	8,659.6 sf	4,033 sf	
Building height	29.7 ft.	21.0 ft.	30 ft. max.
Parking	3 covered	1 covered/1 uncovered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees**	14	Non-Heritage trees***	17	New Trees	10
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	16	Total Number of Trees	25

* Floor area and building coverage for the proposed project includes the ADU, which is 794.5 square feet in size and is allowed to exceed the floor area limit and maximum building coverage.
** Of the 14 heritage trees, five heritage trees are located on neighboring properties.
*** Of the 17 non-heritage trees, one tree is located on a neighboring property.

New Single-Family Residence & ADU for:
Nitin Handa
1170 May Brown Ave.
Menlo Park, CA. 94025

perspective

SCOPE OF WORK:

DEMOLISH EXISTING 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE AND CONSTRUCT NEW 2-STORY RESIDENCE WITH DETACHED ADU AND SWIMMING POOL.

VICINITY MAP

INDEX OF PAGES:

PROJECT DESCRIPTION:

ASSESSOR'S PARCEL NUMBER	: 071-051-240
BUILDING OCCUPANCY	: R3/U
TYPE OF CONSTRUCTION	: V-B
ZONING	: R-E
STORIES	: 2
YEAR BUILT/EFF	: 2021
LOT AREA	: 28,004 SF ± GROSS
	: 25,883 SF ± NET
FIRE-SPRINKLER	: YES
BUILDING HEIGHT	: 29'-0"
BUILDING HEIGHT LIMIT	: 30'-0"
FLOOR AREA LIMIT	: 15,208 SF
PROPOSED FLOOR AREA	: 7,457.2 SF
MAXIMUM BUILDING COVERAGE	: 7,764.5 SF
PROPOSED BUILDING COVERAGE	: 5,072.9 SF
ADU FLOOR AREA	: 795 SF
ADU BUILDING COVERAGE	: 795 SF

BUILDING AREA:

FIRST FLOOR	: 4,030 SF
SECOND FLOOR	: 2,792 SF
GARAGE	: 636 SF
PORCH	: 194 SF
TRELLIS	: 214 SF
TOTAL	: 7,866 SF

BUILDING AREA:

ADU	: 795 SF

GENERAL NOTES:

- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2019 California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2019 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work involved otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-0" X 3'-0"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSABLE WINDOW SEE NOTE BELOW

DOOR ABBREVIATIONS:

2/0	-	2'-0" WIDE X 6'-8" TALL UNLESS OTHERWISE NOTED
3080	-	3'-0" WIDE X 8'-0" TALL
3070	-	3'-0" WIDE X 7'-0" TALL
3068	-	3'-0" WIDE X 6'-8" TALL

℄	-	CENTERLINE
DIM	-	DIMENSION
EL	-	ELEVATION
(E)	-	EXISTING
F.A.	-	FINISH FLOOR
G.C.	-	GENERAL CONTRACTOR
(N)	-	NEW
N.T.S.	-	NOT TO SCALE
R.O.	-	ROUGH OPENING
ℙ	-	PROPERTY LINE
T.O.S.	-	TOP OF SLAB
TYP.	-	TYPICAL
U.N.O.	-	UNLESS NOTED OTHERWISE
V.I.F.	-	VERIFY IN FIELD

LEGEND:

WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION
- SECTION CUT — SECTION NAME — SECTION PAGE
- DIMENSIONAL REFERENCE /ELEVATION
- REVISION
- REVISION CLOUD
- DETAIL — NUMBER — PAGE
- ROOF PITCH

ELECTRICAL LEGEND:

- SWITCH
- DIMMER SWITCH
- 3 AND 4 WAY SWITCH
- VACANCY SENSOR
- DUPLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- FOUR PLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- 220 OUTLET
- 1/2 HOT DUPLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- WATERPROOF DUPLEX RECEPTACLE OUTLET W/ARC FAULT INTERRUPTER
- GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
- LED SURFACE MOUNTED LIGHT FIXTURE
- MOTION SENSOR WITH INTEGRATED PHOTO CELL
- LED RECESSED LIGHT FIXTURE
- JUNCTION BOX
- EXHAUST FAN SWITCHED OR CONTINUOUS
- EXHAUST FAN/LED LIGHT
- NEW SMOKE DETECTOR INTERCONNECTED 110V W/ 10 YR. BATTERY LIFE BACK-UP
- NEW CARBON MONOXIDE DETECTOR INTERCONNECTED 110V W/ 10 YR. BATTERY LIFE BACK-UP
- CEILING REGISTER
- FLOOR REGISTER
- COLD AIR REGISTER
- TOE REGISTER
- COLD AIR REGISTER
- CHIMES
- DOOR BELL
- UNDER-CABINET FLUORESCENT
- FLUORESCENT LIGHT
- WALL SCONCE
- SPEAKER

GENERAL NOTES:

NOTE:

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CBC	2019 California Building Code
CRBC	2019 California Residential Building Code
CGBC	2019 California Green Building Code
CEC	2019 California Electrical Code
CPC	2019 California Plumbing Code
CMC	2019 California Mechanical Code
CEC	2019 California Energy Code
CRC	2019 California Residential Code

Revisions	By
03/15/2022	GF
06/22/2022	GF
07/15/2022	GF

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3350 Stevens Creek Blvd. Suite 225
San Jose, California 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: innop1@sbcglobal.net

A New Single-Family Residence & ADU for:
Nitin Handa
1170 May Brown Ave.
Menlo Park, CA. 94025

COVER SHEET

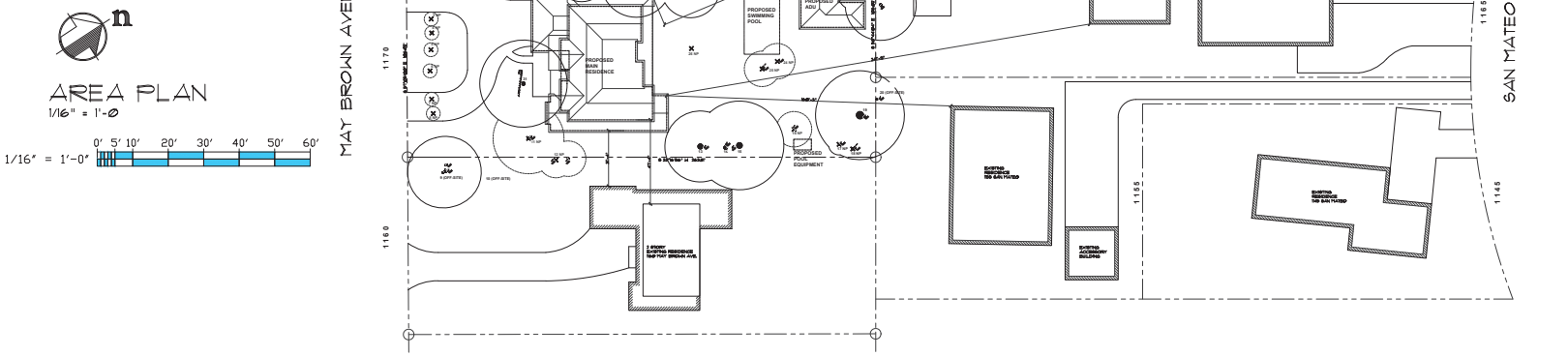
Date: 12/15/2021
Scale: NOTED
Drawn: JAG
Job:
Sheet: 0
Of Sheets

MAY BROWN AVENUE

STREETSCAPE

3/32" = 1'-0

3/32" = 1'-0" 0' 5' 10' 20' 30' 40'



n

AREA PLAN

1/16" = 1'-0

1/16" = 1'-0" 0' 5' 10' 20' 30' 40' 50' 60'

Jeff Gunta

Revisions	By
03/15/2022	GF
06/22/2022	GF

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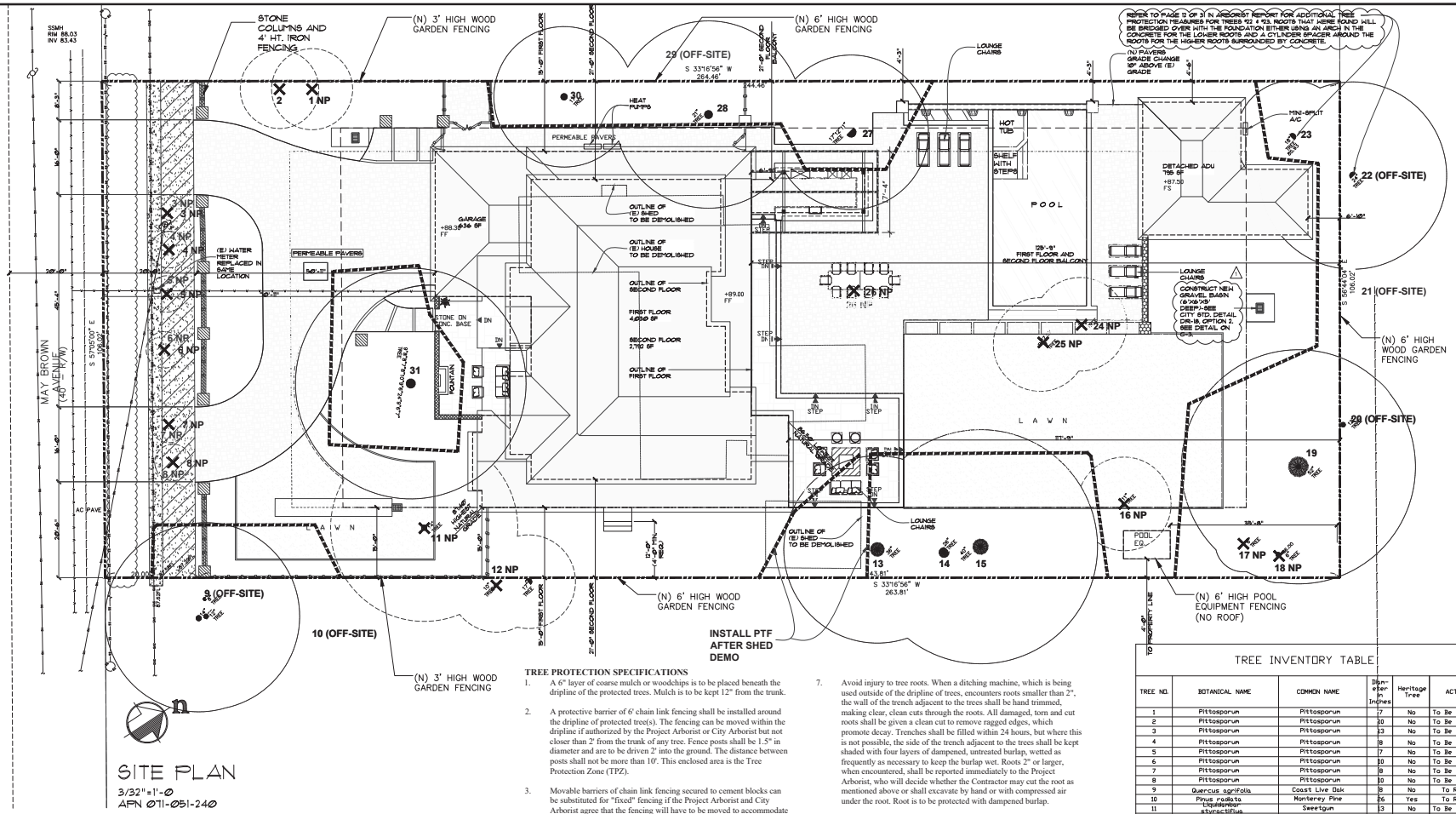
STREETSCAPE & AREA PLAN

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A0
Of Sheets

D2



SITE PLAN

3/32"=1'-0

AFN 071-051-240

3/32" = 1'-0" 0' 5' 10' 20' 30' 40'

NOTE:

FOR ANY RESIDENTIAL PROPERTY, SOUND SHALL NOT EXCEED 60 DBA DURING THE DAYTIME HOURS OR 50 DBA DURING THE NIGHTTIME HOURS AT THE NEAREST RESIDENTIAL PROPERTY LINE.

LEGEND:

X	= PROPOSED TREE REMOVAL	———	= EDGE OF HARDSCAPE
NP	= NON-PROTECTED TREE	———	= EDGE OF PAVEMENT
▬▬▬	= PROTECTIVE FENCE LOCATION	——OH——	= OVER-HEAD ELECTRICAL LINE
- - - - - - -	= BUILDING OUTLINE	——W——W——	= WATER LINE
—·—·—	= PROPERTY LINE	——SS——SS——	= SANITARY SANITARY SEWER LINE
— — — —	= SETBACK LINE	——G——G——	= GAS LINE
———	= TREE DRIP LINE	——F——F——	= FENCE LINE
———	= STORM DRAIN LINE	———	= EXISTING BUILDING OUTLINE

TREE PROTECTION SPECIFICATIONS

1. A 6" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.
2. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or City Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).
3. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization form the Project Arborist or City Arborist.
4. Where the City Arborist or Project Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.
5. **Avoid the following conditions.**
   DO NOT:
   a. Allow run off of spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
   c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
   d. Allow fires under and adjacent to trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain, or rope to trees or shrubs.
   g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
   h. Apply soil sterilants under pavement near existing trees.
6. Only excavation by hand or compressed air shall be allowed within the dripline of trees. Machine trenching shall not be allowed.
7. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap.
8. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
9. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.
10. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk, may be removed or pruned by more than one-third, subject to approval of the required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of a Certified Arborist.
11. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
12. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist as an issue of non-compliance.
13. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

It is required that the site arborist provide periodic inspections during construction. Four-week intervals would be sufficient to access and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

TREE INVENTORY TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	Diameter Inches	Heritage Tree	ACTION
1	Pittosporum	Pittosporum	7	No	To Be Removed
2	Pittosporum	Pittosporum	20	No	To Be Removed
3	Pittosporum	Pittosporum	23	No	To Be Removed
4	Pittosporum	Pittosporum	8	No	To Be Removed
5	Pittosporum	Pittosporum	7	No	To Be Removed
6	Pittosporum	Pittosporum	10	No	To Be Removed
7	Pittosporum	Pittosporum	8	No	To Be Removed
8	Pittosporum	Pittosporum	10	No	To Be Removed
9	Quercus agrifolia	Coast Live Oak	8	No	To Remain
10	Pinus radiata	Monterey Pine	36	Yes	To Remain
11	Liquidambar styraciflua	Sweetgun	13	No	To Be Removed
12	Pittosporum	Pittosporum	9	No	To Be Removed
13	Sequoia sempervirens	Coastal Redwood	36	Yes	To Remain
14	Sequoia sempervirens	Coastal Redwood	27	Yes	To Remain
15	Sequoia sempervirens	Coastal Redwood	44	Yes	To Remain
16	Sapium sebiferum	Chinese Tallow	11	No	To Be Removed
17	Ligustrum lucidum	Chinese Privet	7	No	To Be Removed
18	Ligustrum lucidum	Chinese Privet	13	No	To Be Removed
19	Sequoia giganteum	Giant Sequoia	42	Yes	To Remain
20	Quercus agrifolia	Coast Live Oak	17	Yes	To Remain
21	Quercus agrifolia	Coast Live Oak	22	Yes	To Remain
22	Quercus agrifolia	Coast Live Oak	33	Yes	To Remain
23	Sequoia sempervirens	Coastal Redwood	21	Yes	To Remain
24	Maytenus boaria	Mayten Tree	13	Yes	To Be Removed
25	Maytenus boaria	Mayten Tree	9	No	To Be Removed
26	Cotinus coggygria	Smoke Tree	11	No	To Be Removed
27	Acer buergerianum	Trident Maple	28	Yes	To Remain
28	Fraxinus quadrangulator	Blue Ash	21	Yes	To Remain
29	Quercus agrifolia	Coast Live Oak	28	Yes	To Remain
30	Liquidambar styraciflua	Sweetgun	21	Yes	To Remain
31	Magnolia grandiflora	Southern Magnolia	29	Yes	To Remain

Revisions	By
03/15/2022	GF
06/22/2022	GF
07/15/2022	GF

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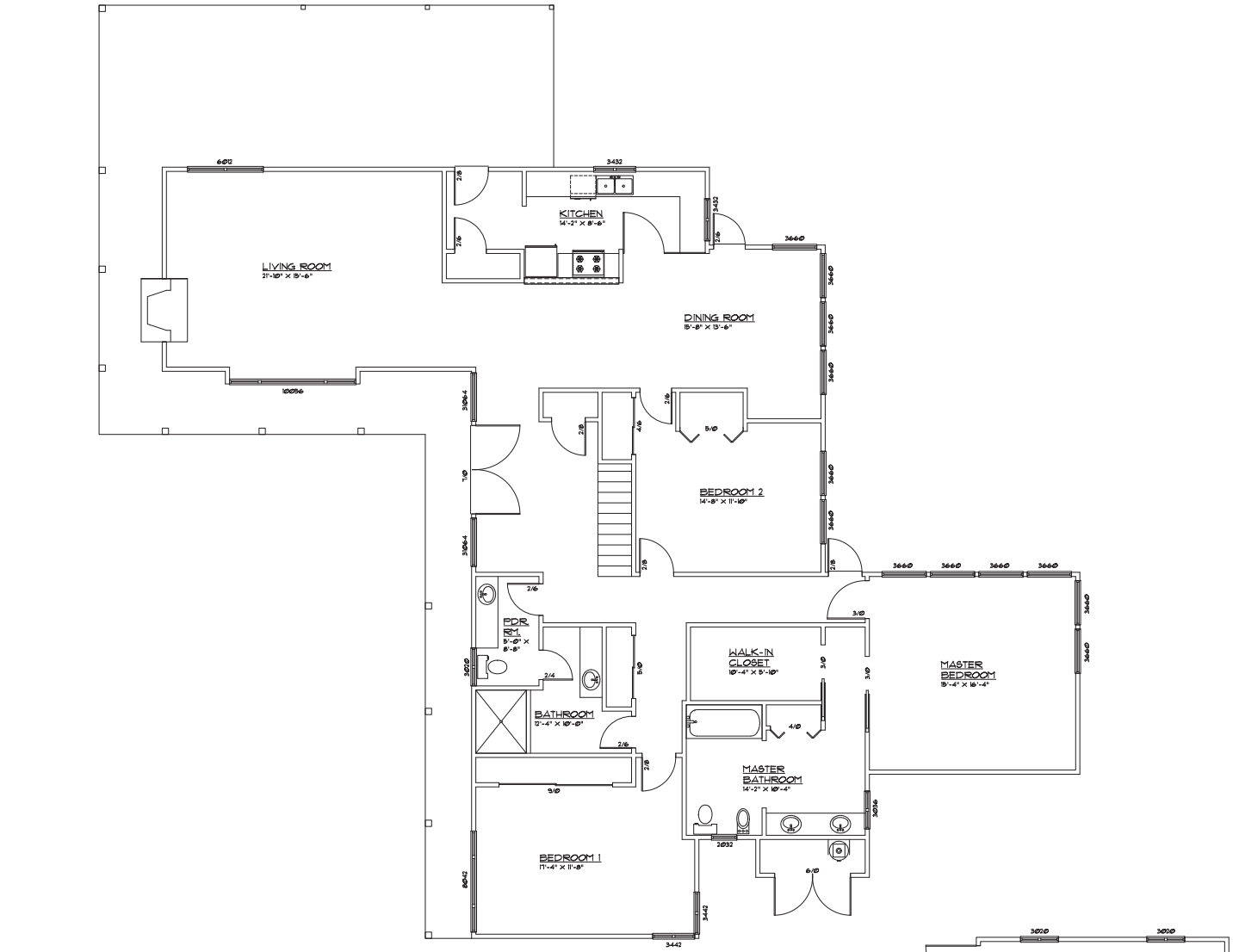
Menlo Park, CA. 94025

SITE PLAN

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A0.1
Of Sheets



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'

Jeff Quinta

Revisions	By
03/15/2022	GF

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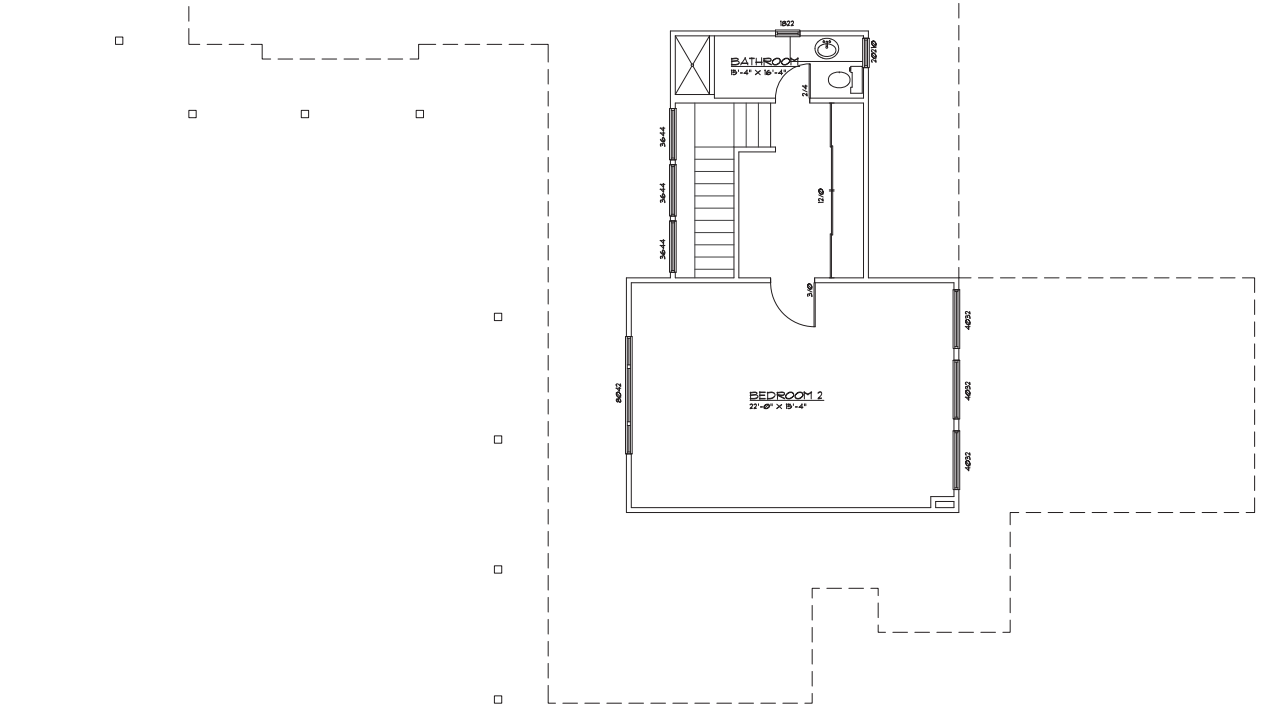
EXISTING FIRST FLOOR PLAN

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A1
Of Sheets



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EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'

Jeff Guinta

Revisions	By
03/15/2022	GF

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EXISTING SECOND FLOOR PLAN

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A2
Of Sheets

FRONT VIEW

LEFT FRONT VIEW

LEFT REAR VIEW

REAR VIEW

RIGHT FRONT VIEW

RIGHT REAR VIEW

Jeff Guinta

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A New Single-Family Residence & ADU for:
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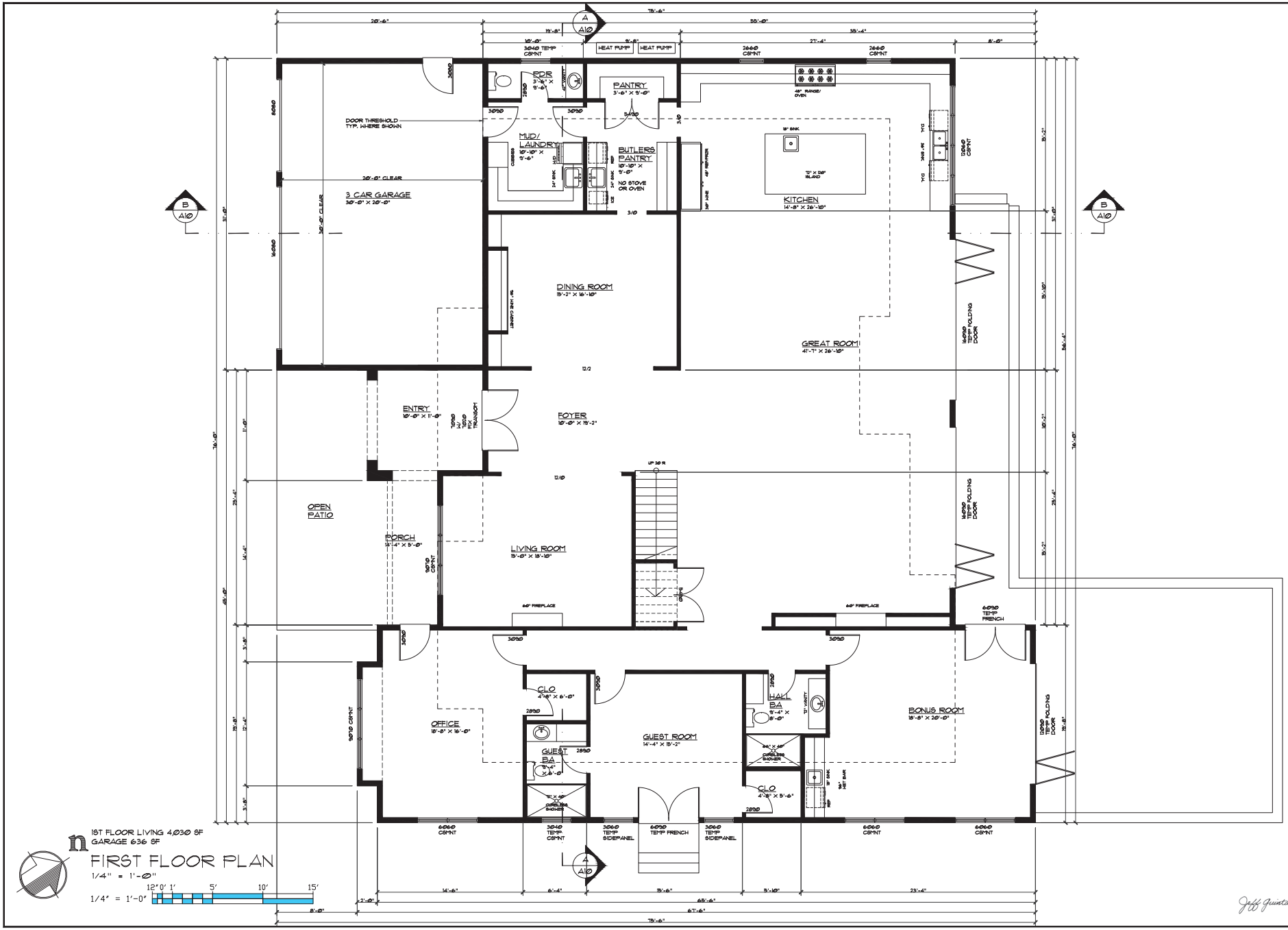
Menlo Park, CA. 94025

EXISTING ELEVATIONS

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A3
Of Sheets



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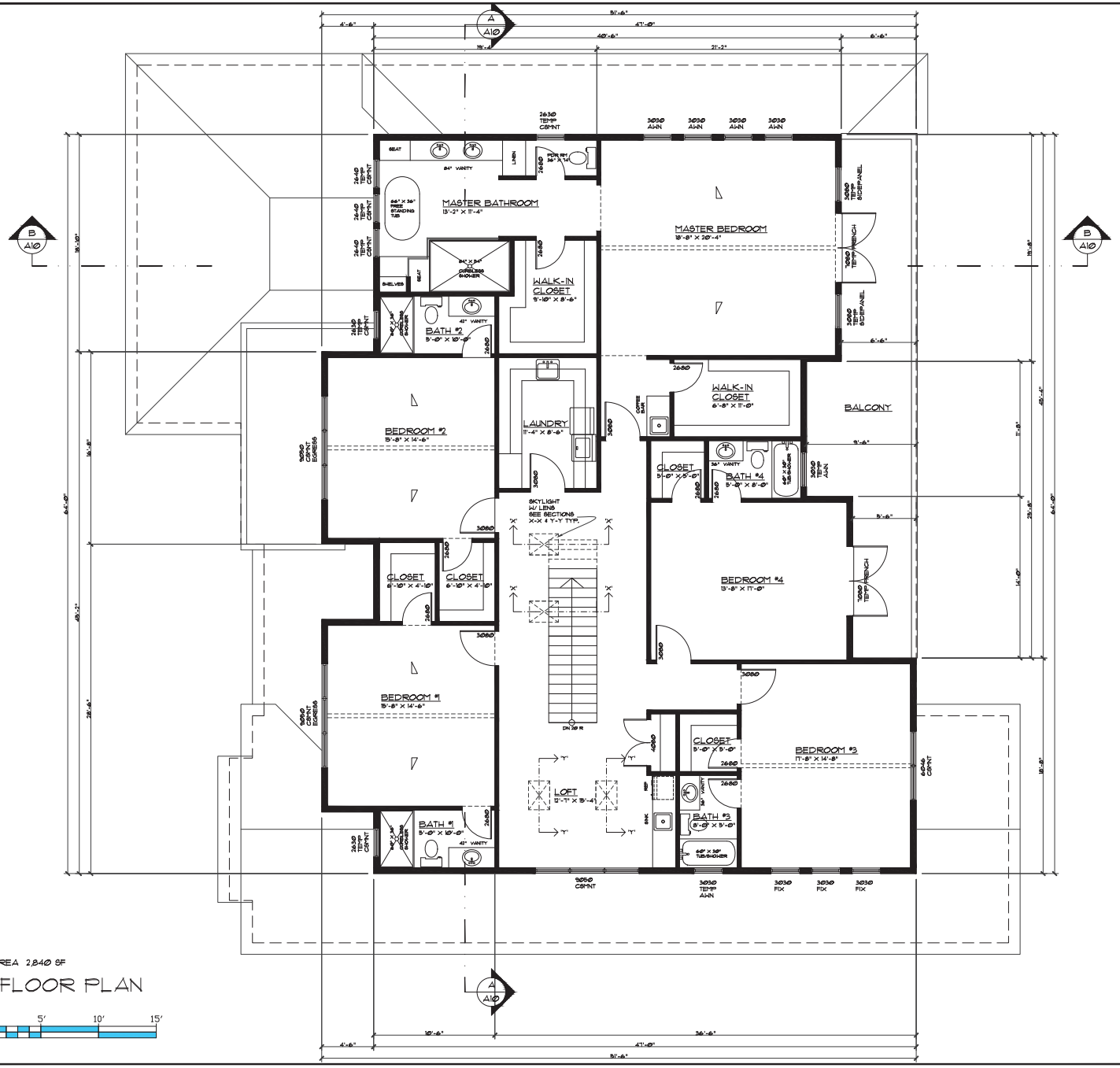
Menlo Park, CA. 94025

PROPOSED FIRST FLOOR PLAN

Date: 12/15/2021
Scale: NOTED
Drawn: JAG
Job:
Sheet: A4
Of Sheets

D7



2ND FLOOR LIVING AREA 2,840 SF

SECOND FLOOR PLAN

1/4" = 1'-0"

1/4" = 1'-0" 12"0' 1' 5' 10' 15'

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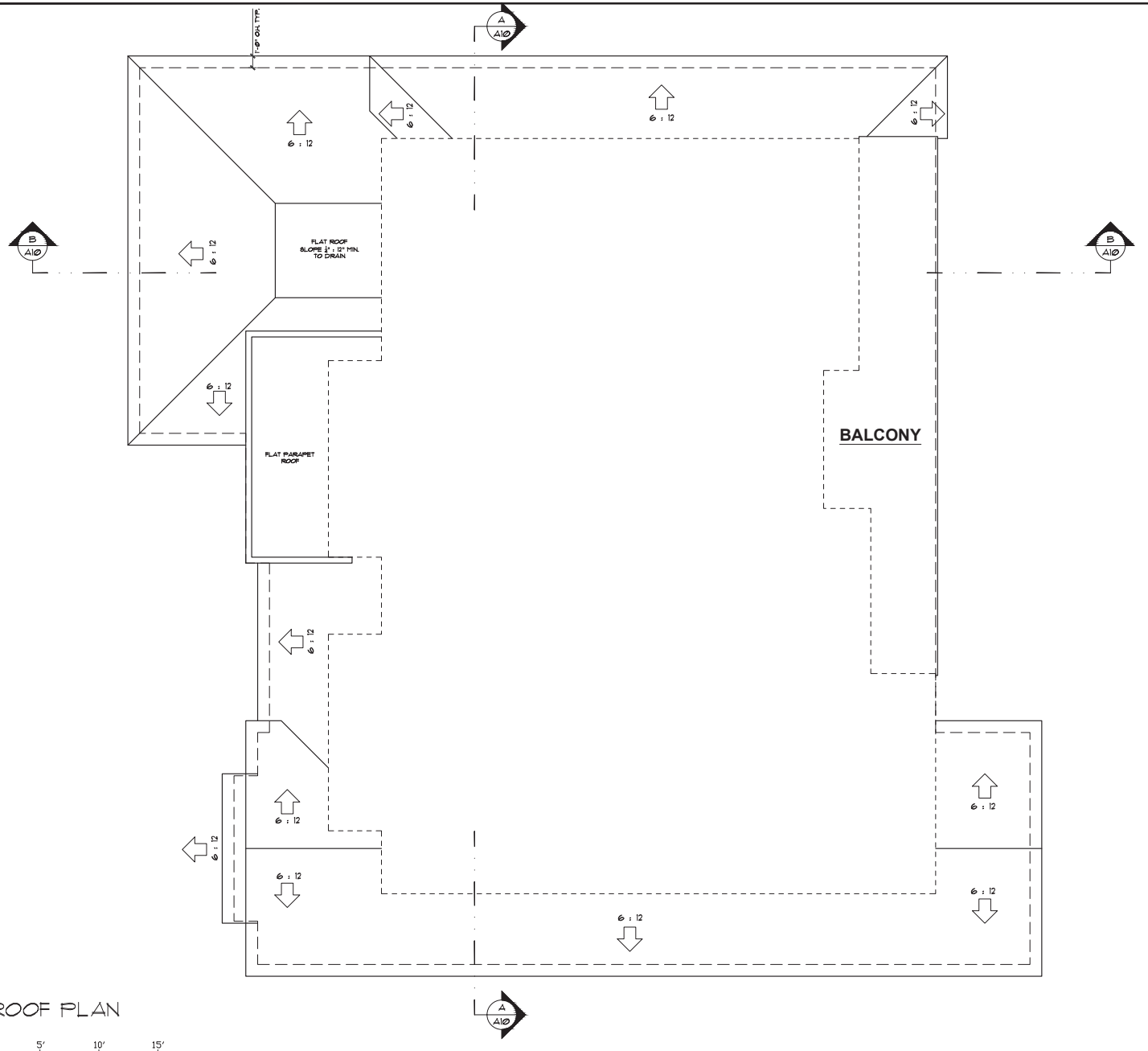
PROPOSED SECOND FLOOR PLAN

Date: 12/15/2021
Scale: NOTED
Drawn: JAG
Job:
Sheet: A5
Of Sheets

D8



LOWER ROOF PLAN

1/4" = 1'-0"

1/4" = 1'-0"

12" 0' 1' 5' 10' 15'

Jeff Guinta

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03/15/2022	GF

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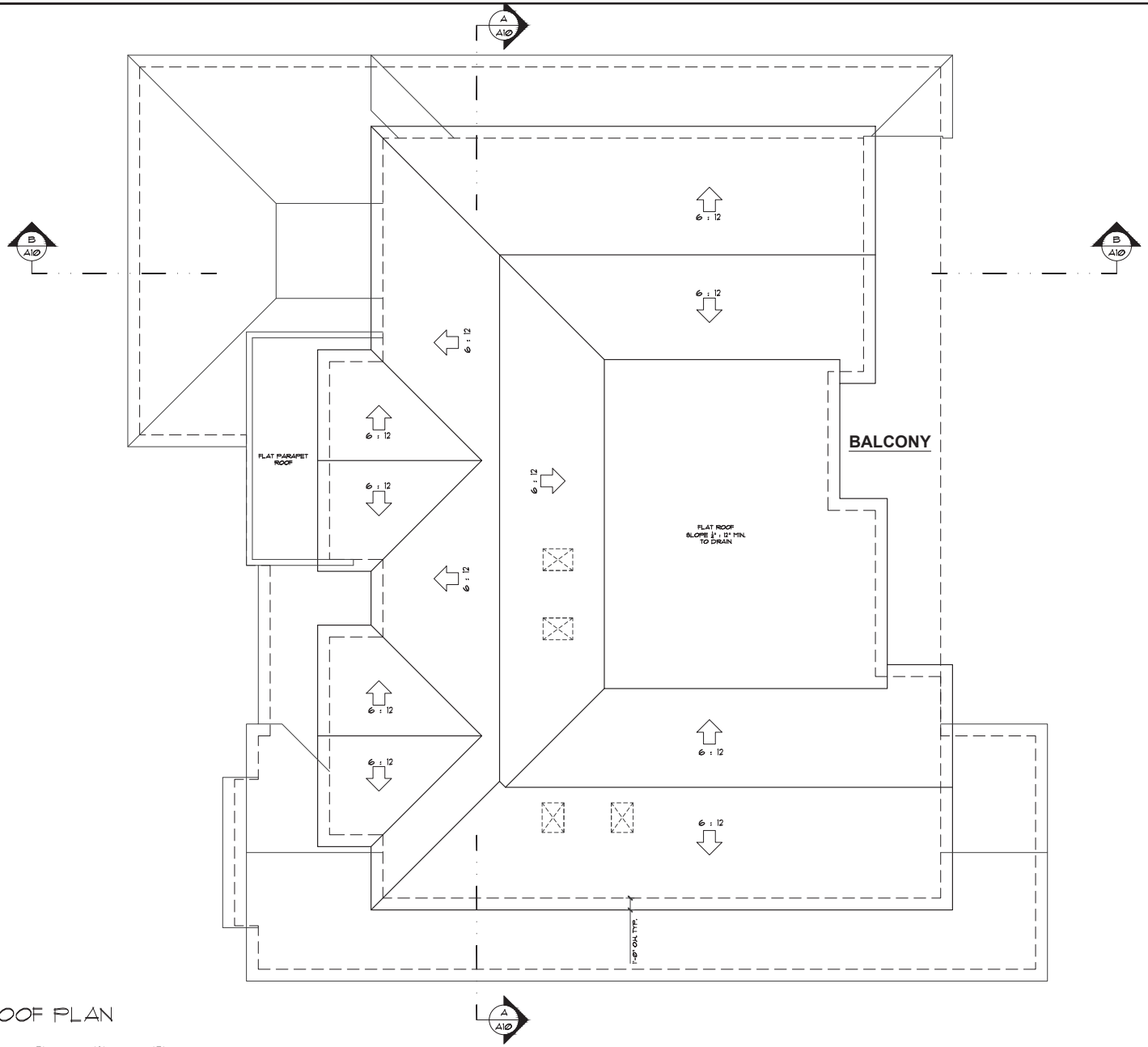
LOWER ROOF PLAN

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A6
Of Sheets



n UPPER ROOF PLAN
1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'

Jeff Guinta

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UPPER ROOF PLAN

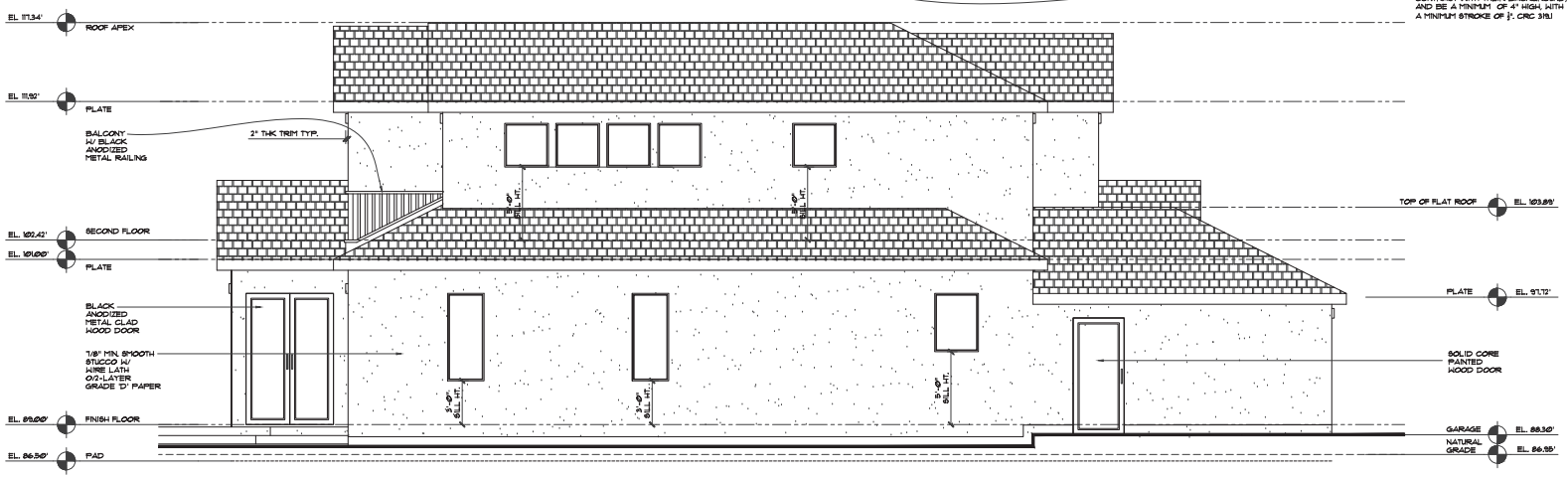
Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A7
Of Sheets

D10

FRONT ELEVATION

1/4" = 1'-0"

1/4" = 1'-0" (12" 0' 1' 5' 10' 15')



LEFT-SIDE ELEVATION

1/4" = 1'-0"

1/4" = 1'-0" (12" 0' 1' 5' 10' 15')

Jeff Quinta

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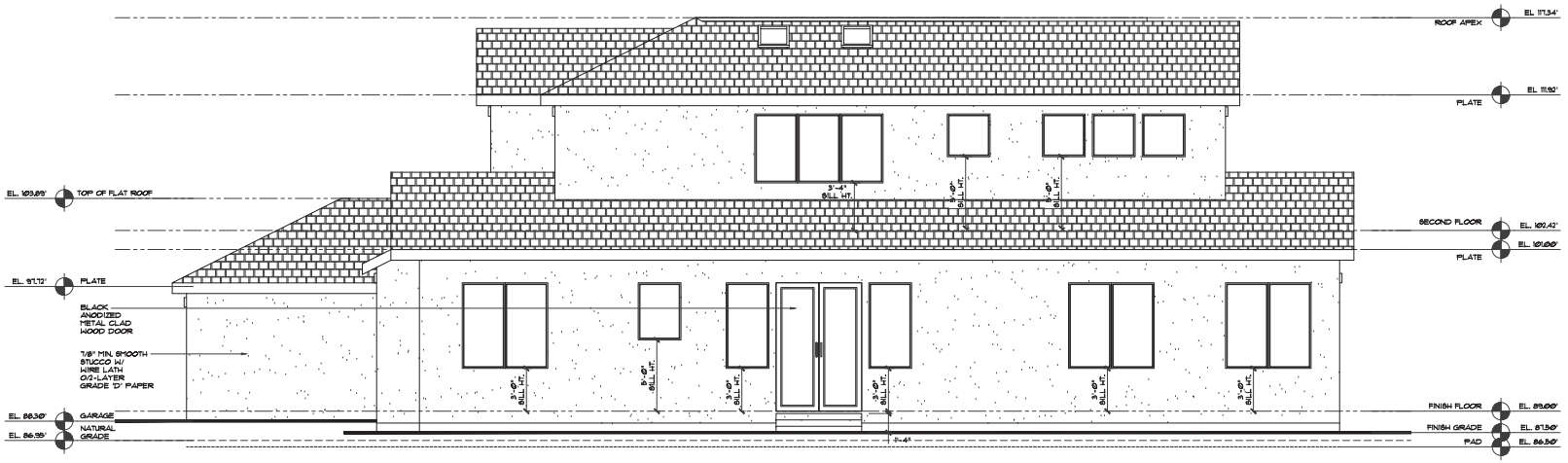
PROPOSED ELEVATIONS

Date: 12/15/2021
Scale: NOTED
Drawn: JAG
Job:
Sheet: A8
Of Sheets

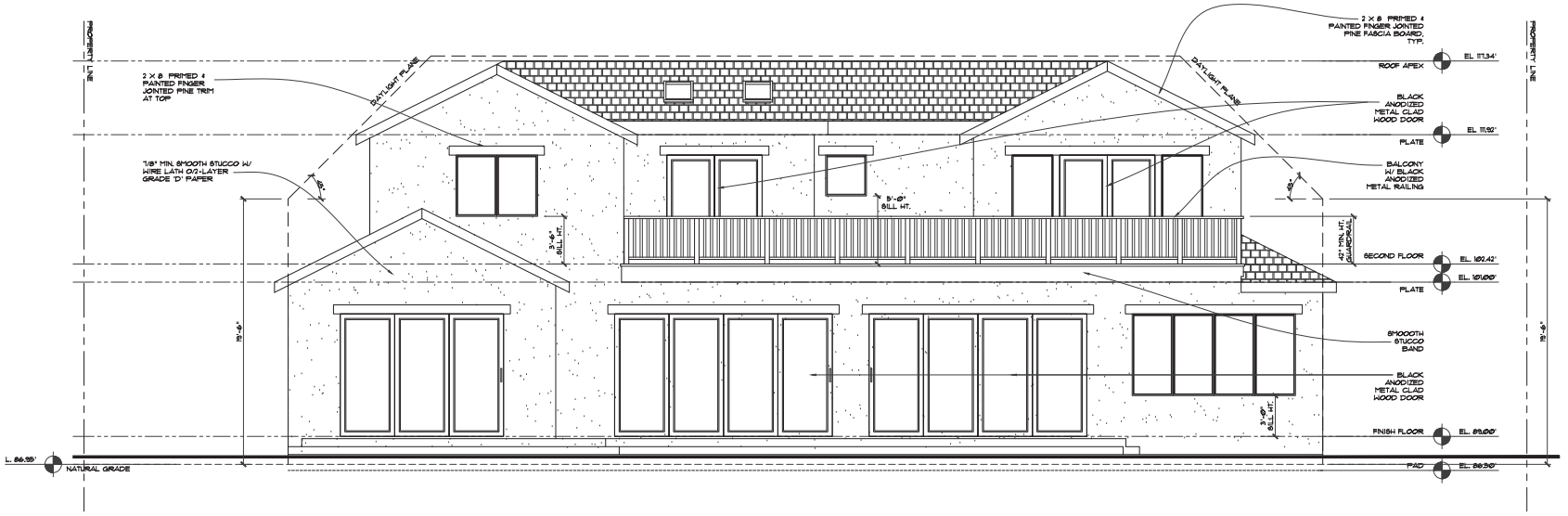
D11



RIGHT-SIDE ELEVATION

1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'



REAR ELEVATION

1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'

Jeff Gunta

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PROPOSED ELEVATIONS

Date 12/15/2021
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Sheet A9
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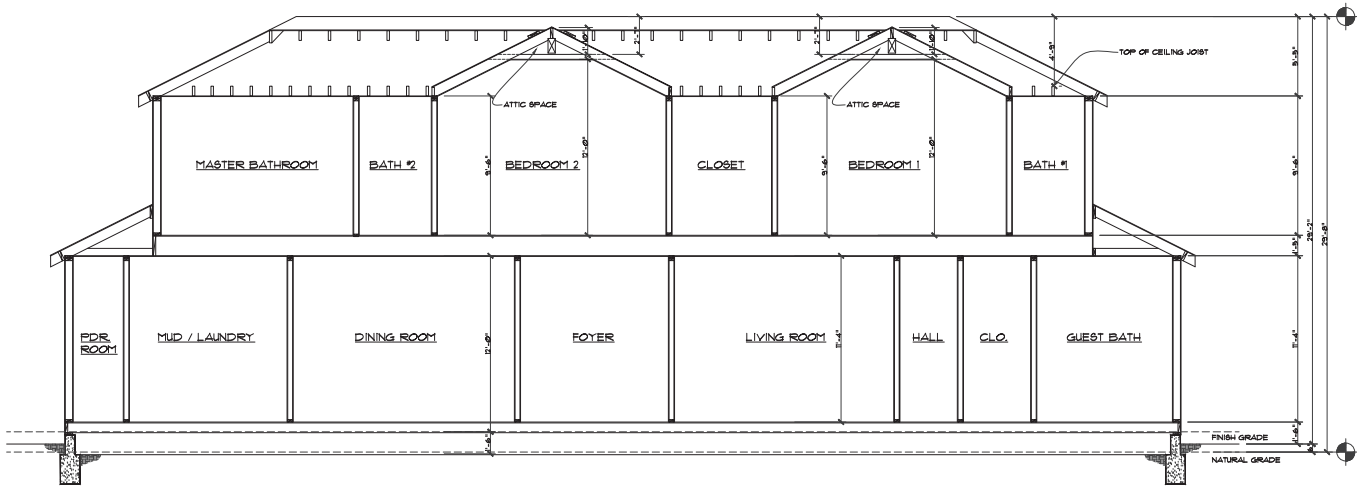
D12



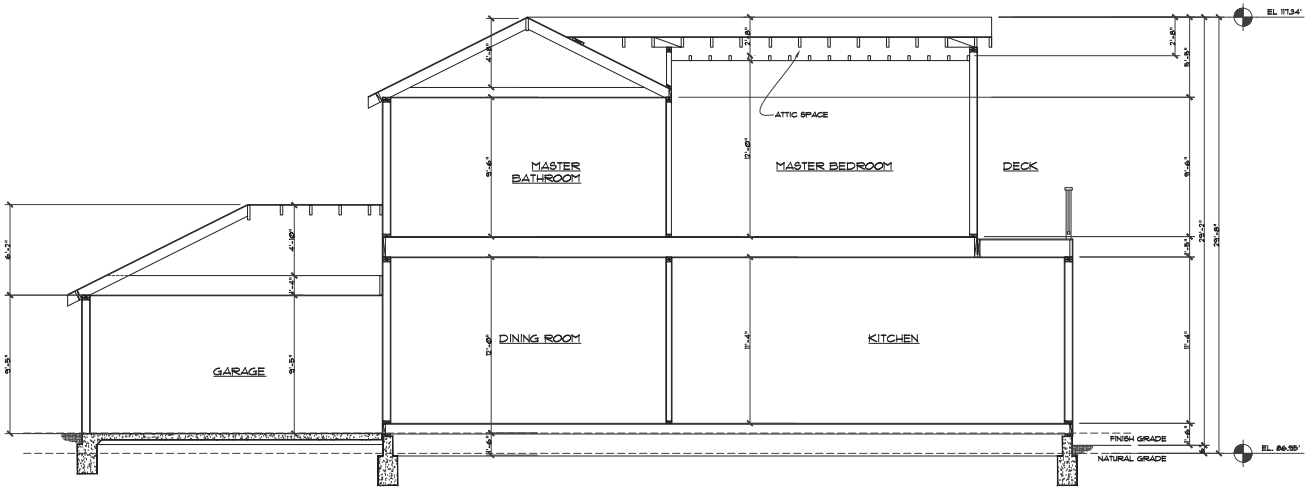
SECTION 'A' - 'A'

1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'

SECTION AT SKYLIGHT 'X' - 'X'

3/8" = 1'-0"



SECTION 'B' - 'B'

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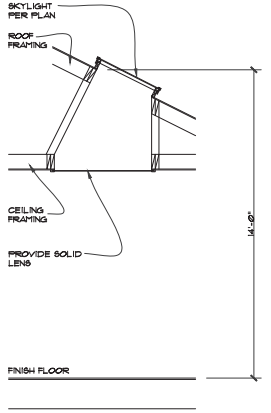
1/4" = 1'-0" 12" 0' 1' 5' 10' 15'



SECTION AT SKYLIGHT 'Y' - 'Y'

3/8" = 1'-0"

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03/15/2022	GF

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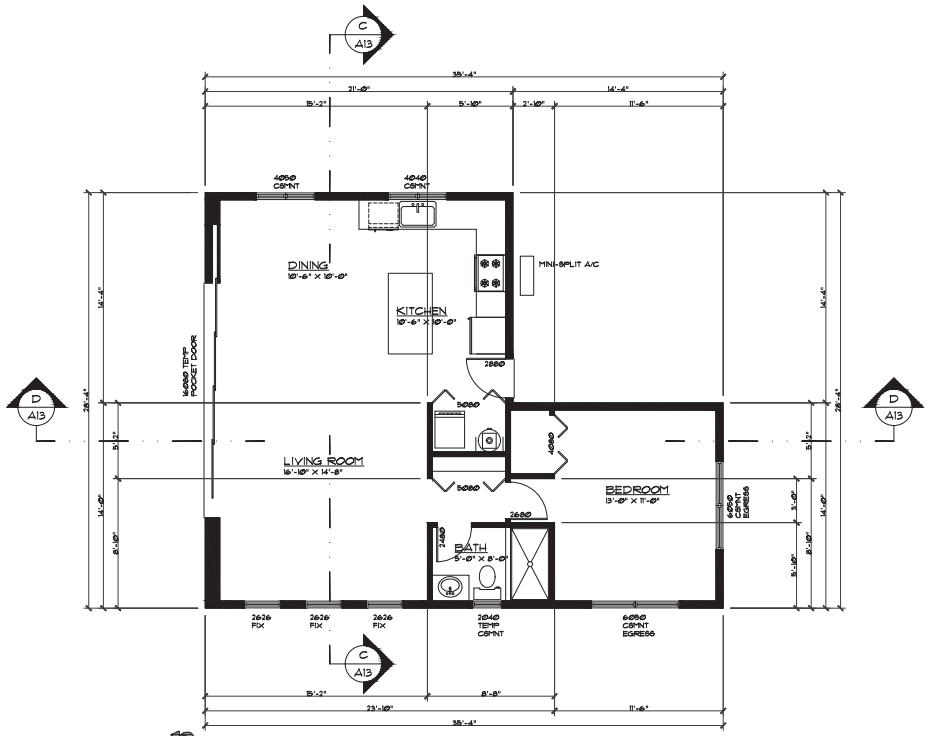
BUILDING SECTIONS

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A10
Of Sheets

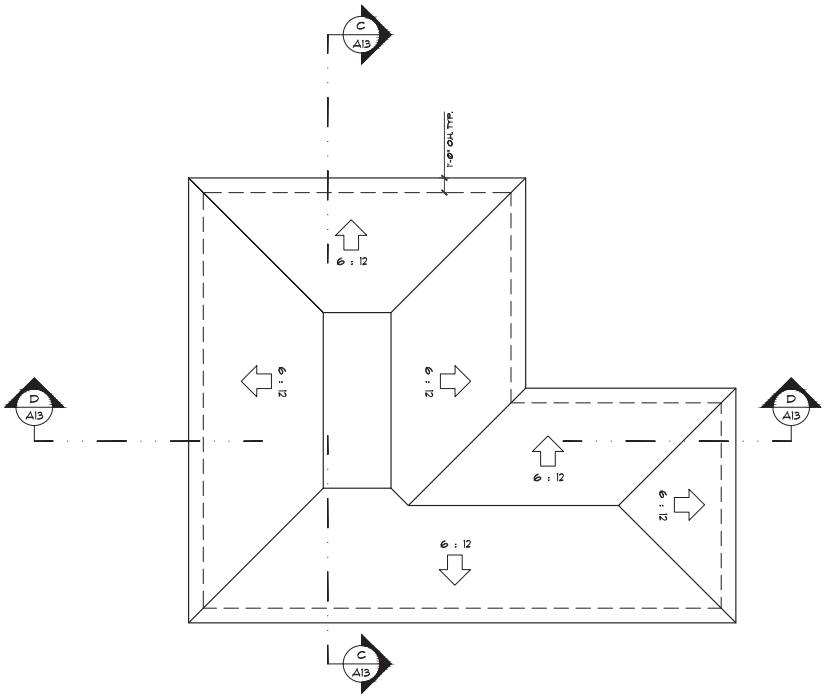
D13

ADU PLANS
FOR REFERENCE ONLY



ADU FLOOR PLAN
1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'



ADU ROOF PLAN
1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'

Jeff Guinta

Revisions	By
03/15/2022	GF

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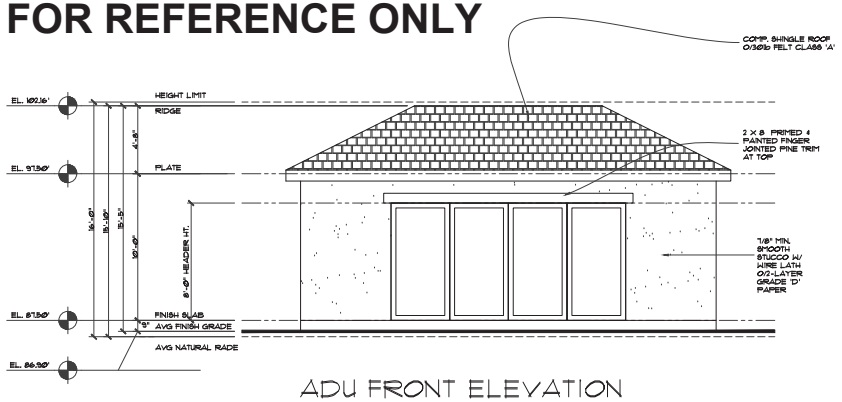
ADU FLOOR PLAN & ROOF PLAN

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A11
Of Sheets

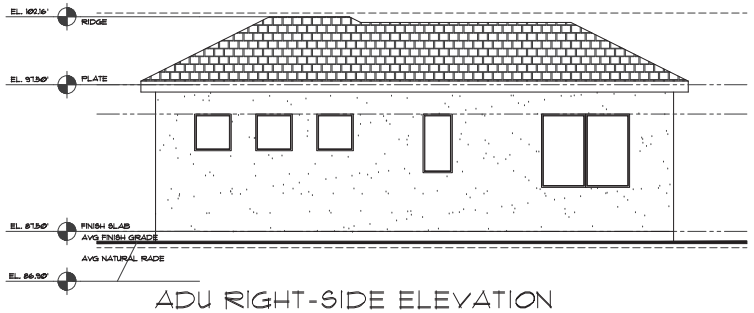
ADU PLANS
FOR REFERENCE ONLY



ADU FRONT ELEVATION

1/4" = 1'-0"

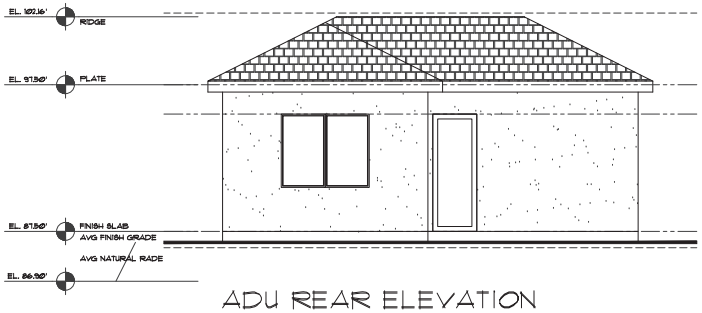
1/4" = 1'-0" 12" 0' 1' 5' 10' 15'



ADU RIGHT-SIDE ELEVATION

1/4" = 1'-0"

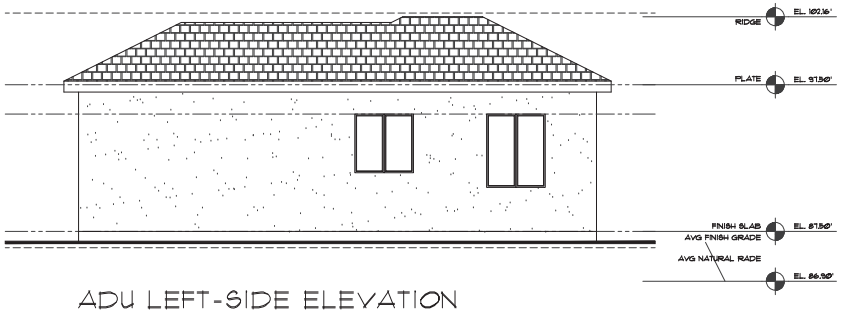
1/4" = 1'-0" 12" 0' 1' 5' 10' 15'



ADU REAR ELEVATION

1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'



ADU LEFT-SIDE ELEVATION

1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'

Jeff Guinta

Revisions	By
03/15/2022	GF

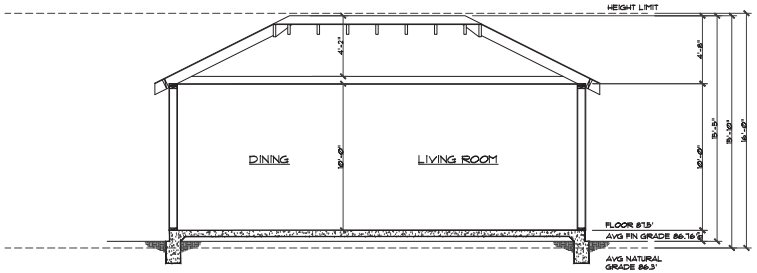
INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd. Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: innopt@sbcglobal.net

A New Single-Family Residence & ADU for:
Nitin Handa
1170 May Brown Ave.
Menlo Park, CA. 94025

ADU ELEVATIONS

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A12
Of Sheets

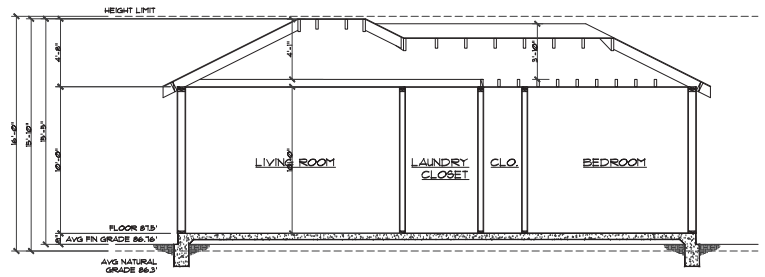
ADU PLANS
FOR REFERENCE ONLY



SECTION 'C' - 'C'

1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'



SECTION 'D' - 'D'

1/4" = 1'-0"

1/4" = 1'-0" 12" 0' 1' 5' 10' 15'

Jeff Gunta

Revisions	By
03/15/2022	GF

INNOVATIVE CONCEPTS
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3550 Stevens Creek Blvd. Suite 225
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A New Single-Family Residence & ADU for:
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Menlo Park, CA. 94025

ADU SECTIONS

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A13
Of Sheets

FLOOR AREA CALCULATIONS

1/8" = 1'-0

FLOOR AREA LIMIT CALCULATIONS:

FLOOR AREA LIMIT - 7,520.8 SF

AREA	DIMENSIONS	SF
A	19.7' X 8.0'	157.6
B	76.0' X 47.0'	3,572
C	35.0' X 4.50'	157.5
D	19.7' X 6.0'	118.2
E	12.4' X 2.0'	24.8
F GARAGE	31.0' X 20.5'	635.5
G	18.7' X 5.5'	102.9
H	19.7' X 3.0'	59.1
I	32.7' X 4.0'	130.8
J	37.6' X 37.5'	1,410
K	26.4' X 18.2'	480.5
L	12.9' X 15.2'	196.1
M	13.5' X 19.3'	261.9
N	16.7' X 4.5'	75.15
O	16.7' X 4.5'	75.15
TOTAL FAL		7,457.2

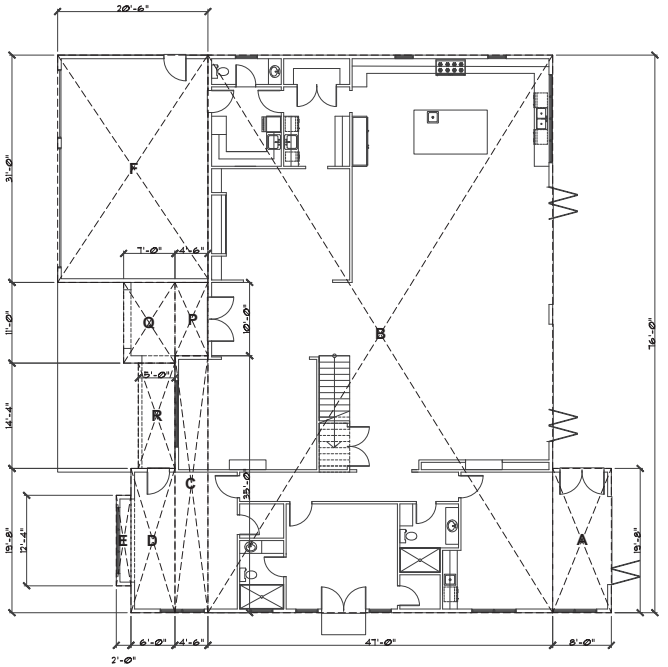
BUILDING COVERAGE CALCULATIONS:

MAXIMUM BUILDING COVERAGE : 7,764.9 SF

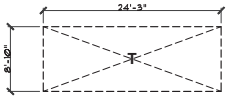
AREA	DIMENSIONS	SF
P	10.0' X 4.5'	45
Q	11.0' X 7.0'	77
R	14.3' X 5.0'	71.5
T	24.3' X 8.8'	213.8
FIRST FLOOR & GARAGE		4,665.6
TOTAL BUILDING COVERAGE		5,072.9

ADU CALCULATIONS:

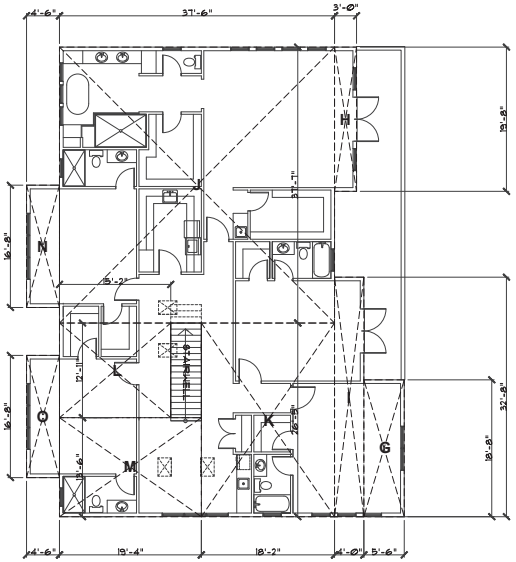
AREA	DIMENSIONS	SF
U	21.0' X 28.3'	594.3
V	14.3' X 14.0'	200.2
TOTAL		794.5



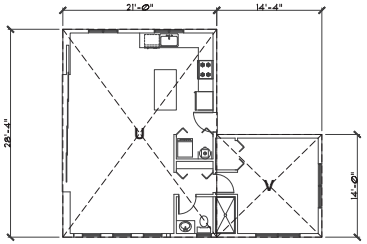
FIRST FLOOR



TRELLIS



SECOND FLOOR



ADU

Revisions	By
03/15/2022	GF
01/15/2022	GF

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3350 Stevens Creek Blvd. Suite 225
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A New Single-Family Residence & ADU for:
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Menlo Park, CA. 94025

FLOOR AREA CALCULATIONS

Date 12/15/2021
Scale NOTED
Drawn JAG
Job
Sheet A14
Of Sheets

GENERAL NOTES:

1. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITY CROSSINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES. CONTACT USA AT (800) 642–2444 AT LEAST TWO WORKING DAYS PRIOR TO EXACTION.

2. ALL APPLICABLE WORK AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MENLO PARK STANDARD DETAILS, SPECIFICATIONS AND ORDINANCES.

3. THE CONTRACTOR SHALL RESTORE ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, DUE TO CONTRACTOR'S WORK.

4. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ALL UTILITY COMPANIES, PG&E, AT&T, WEST BAY SANITARY, CAL WATER OR MENLO PARK WATER. VALVE BOXES AND MANHOLES, AND STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER PAVING.

5. ALL STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE PUBLIC WORKS DIRECTOR.

6. THE CONTRACTOR SHALL GIVE THE CITY INSPECTOR TWO WORKING DAYS ADVANCE NOTICE FOR INSPECTION.

7. REMOVAL OF HERITAGE TREES REQUIRES HERITAGE TREE REMOVAL PERMIT.

8. FOR LANE CLOSURES, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL OF THE CITY ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE FLAGMEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS PER THE CALIFORNIA STANDARD PLANS, SPECIFICATIONS, AND MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION.

9. PEDESTRIAN, PUBLIC ACCESSES, WHEELCHAIR ACCESSES SHALL BE MAINTAINED DURING THE CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.

10. NO TRENCHES OR HOLES SHALL BE LEFT OPEN OVERNIGHT; USE STEEL PLATING OR HOT–MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES OVERNIGHT.

11. THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES AND SWEEP STREETS AS OFTEN AS NECESSARY DURING CONSTRUCTION AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.

12. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY CITY ENGINEER PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.

13. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWERS, STORM DRAINS, WATER LINES, FIRE HYDRANTS, ELECTROILERS, ETC., SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

14. ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIR IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

15. *ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED EITHER AS AN EXISTING CONDITION OR AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.*

16. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARDS DETAILS.

17. ANY HEAVILY CRACKED SECTION OF VALLEY GUTTER SHOULD ALSO BE REPLACED IN KIND AND DOCUMENTED ON THE SITE PLAN.

18. CORRECT EXPOSED SECTIONS TO MATCH THE ADJACENT ASPHALT PARKING STRIP (PER CITY STANDARD CG–3) AND MAINTAIN AN ADA COMPLIANT WALKWAY THROUGHOUT.

19. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE APPLICANT/CONTRACTOR SHALL OBTAIN THE PERMIT FROM THE CITY' ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT–OF–WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT. TO VIEW ENCROACHMENT PERMIT REQUIREMENTS PLEASE VISIT THE CITY'S WEBSITE AT: HTTP://WWW.MENLOPARK.ORG/202/ENCROACHMENT–PERMITS

DESCRIPTION	LEGEND
PROPERTY LINE	——— — — ——— — — ———
CENTERLINE	——— — ——— — ———
SANITARY SEWER	—SS—SS—SS—SS—
STORM DRAIN LINE	—SD—SD—SD—SD—
ELECTRICAL LINE	—E—E—E—
JOINT TRENCH	—JT—JT—
GAS LINE	—GAS—GAS—GAS—
BASEMENT WALL SUBDRAIN LINE	——— — — ——— — — SUD ———
DRAINAGE FLOW	⇝
REMOVE TREE	✕

ABBREVIATION

AD	AREA DRAIN
CO	CLEANOUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SD	STORM DRAIN

CITY FRONTAGE NOTES:

i. "ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS."
https: //www.menlopark.org/211/Standard–Details

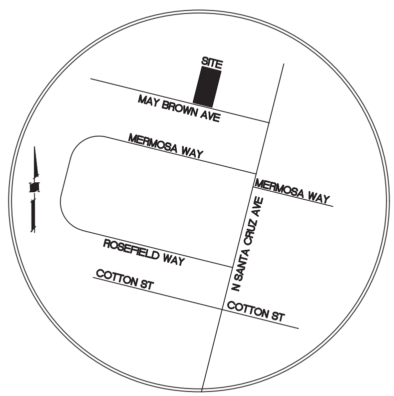
ii. "ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED."

ENCROACMENT PERMIT NOTE:

AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY. A LIST OF REQUIREMENTS FOR ENCROACHMENT PERMIT SUBMITTAL CAN BE FOUND ON THE CITY'S WEBPAGE.

MAINTENANCE NOTE:

IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.



VICINITY MAP
NTS

SHEET INDEX

UTILITY SERVICE

THE APPLICANT SHALL SUBMIT WRITTEN CERTIFICATION FROM THE APPROPRIATE ENERGY AND COMMUNICATION UTILITIES TO THE PUBLIC WORKS DEPARTMENT AND THE PLANNING DIVISION STATING THAT THEY WILL PROVIDE ENERGY AND COMMUNICATION SERVICES TO THE PROPOSED PARCELS OF THIS SUBDIVISION.

THE LOCATIONS OF THE MAIN WATER SERVICE AND SANITARY SEWER LINES ARE APPROXIMATE, PRIOR TO THE CONNECTION POINTS SHOWN. AS A REMINDER, A SEWER CONNECTION PERMIT FROM SANITATION DISTRICT, AND A CONNECTION LETTER FROM THE WATER COMPANY ARE REQUIRED.

THE WATER PROVIDER IS CALWATER (650–367–6800) COORDINATE TO DETERMINE SUFFICIENCY OF SIZE OF EXISTING SERVICE LATER AND ANY APPLICABLE CONNECTION FEES.

THE SANITARY SEWER PROVIDER IS WEST BAY SANITARY SEWER DISTRICT–COORDINATE AS NECESSARY (650–321–0384)

UNDERGROUND NOTES

1. CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE–INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
2. UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF MENLO PARK STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
3. ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF MENLO PARK STANDARD SPECIFICATIONS, AND DETAILS.
4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
5. ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS AND PLANS.

LIGHT WELL SUMP PUMP

$\frac{1}{3}$ H.P. SUBMERSIBLE SUMP PUMP "ZOELLER 151" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE.
PIMP SHALL ACTIVATE SHOULD WATER REACH LEVEL 2" BELOW RIM OF SUMP. PROVIDE BATTERY OR GENERATOR BACK UP IN CASE OF A POWER FAILURE. PUMP SHALL BE HARD WIRED TO PANEL PER APPLICABLE LOCAL/NATIONAL CODES. LOCATION PER ELECTRICIAN.

STORM DRAIN SUMP PUMP

$\frac{1}{3}$ H.P. SUBMERSIBLE SUMP PUMP "ZOELLER N53" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE.
PIMP SHALL ACTIVATE SHOULD WATER REACH LEVEL 2" BELOW RIM OF SUMP. PROVIDE BATTERY OR GENERATOR BACK UP IN CASE OF A POWER FAILURE. PUMP SHALL BE HARD WIRED TO PANEL PER APPLICABLE LOCAL/NATIONAL CODES. LOCATION PER ELECTRICIAN.

EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF MENLO PARK AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

EARTHWORK QUANTITY

LOCATION	CUT	DEPTH	FILL	DEPTH	
HOUSE	230 CY	1'	0		
SITE	60 CY	0.5'	0		
TOTAL	290± CY		0		

*POOL EXCAVATION IS NOT INCLUDED

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

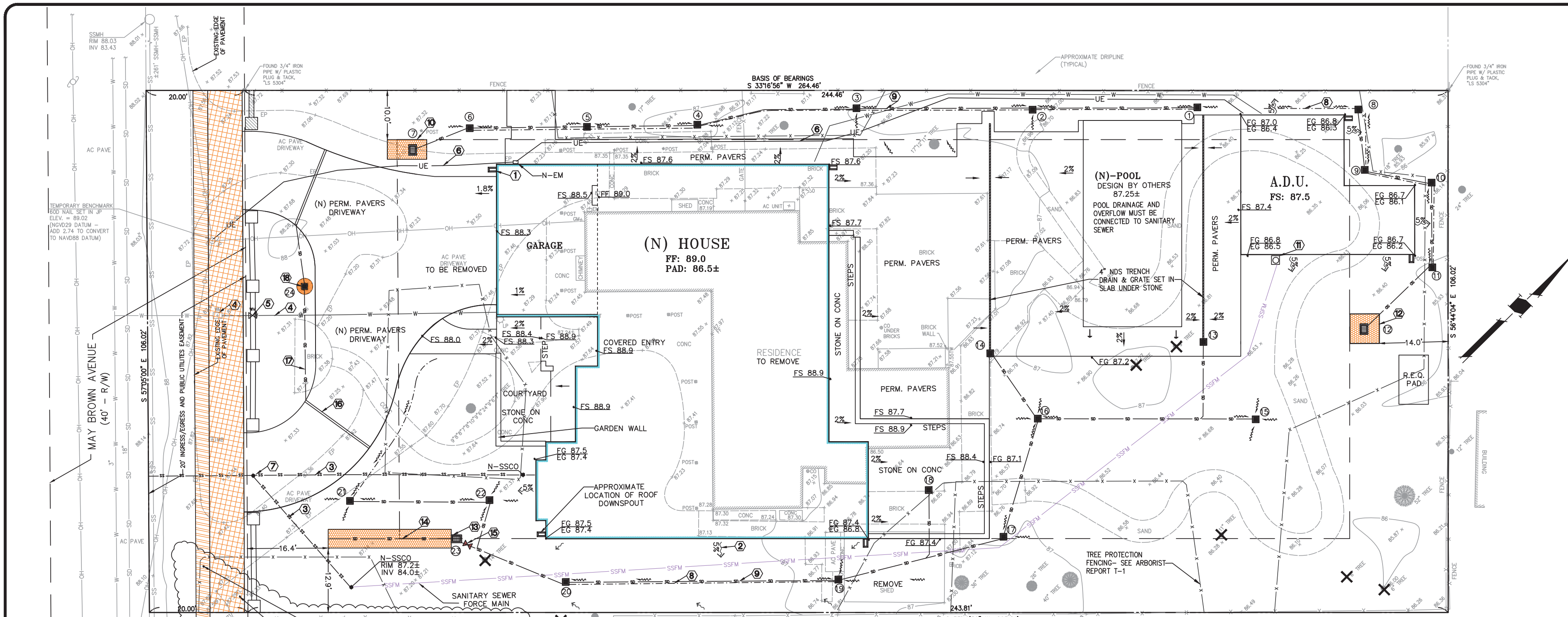
NNR ENGINEERING
SERVICES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7613

1170 MAY BROWN AVENUE
MENLO PARK
CALIFORNIA
SAN MATEO COUNTY
APN 071-051-240

COVER SHEET
GENERAL NOTES

REVISIONS	DATE

JOB NO:
DATE: 12–8–2021
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-1
OF 5 SHEETS



CONSTRUCT ASPHALT PARKING STRIP ALONG THE ENTIRE PROJECT FRONTAGE TO CONFORM WITH ADJACENT PROPERTIES.

CONSTRUCT A NEW 3' CONCRETE VALLEY GUTTER ALONG ENTIRE PROJECT FRONTAGE TO CONFORM WITH ADJACENT PROPERTIES.

EXISTING CURB & GUTTER

AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY. A LIST OF REQUIREMENTS FOR ENCROACHMENT PERMIT SUBMITTAL CAN BE FOUND ON THE CITY'S WEBPAGE AT: HTTP: //WWW.MENLOPARK.ORG/202/ENCROACHMENT-PERMITS

DRAINAGE NOTES

HAND DIGGING IS REQUIRED AROUND A TREE (FOR EVERY 1" INCH OF DIAMETER REQUIRED 1 FOOT AROUND THE TRUNK.)

ALL DRAINAGE SYSTEMS AND RELATED ITEMS TO BE DONE BY HAND DIGGING PER THE TOWN REQUIREMENTS.

VERIFY LOCATION AT SURFACE IMPROVEMENTS (CATCH BASINS,BUBBLERS, SUMPS. ETC.) WITH ARCHITECT AND LANDSCAPE ARCHITECT.

CITY FRONTAGE NOTES:

i. "ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS."

https: //www.menlopark.org/211/Standard-Details

ii. "ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED."

ENCROACMENT PERMIT NOTE:

AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY. A LIST OF REQUIREMENTS FOR ENCROACHMENT PERMIT SUBMITTAL CAN BE FOUND ON THE CITY'S WEBPAGE.

MAINTENANCE NOTE:

IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.

DRAINAGE NOTE

"UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM. "

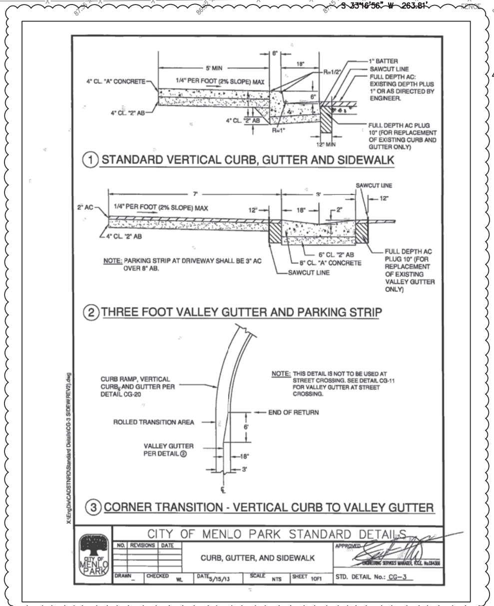
DRAINAGE NOTE

No.	Type	RIM	INV
1	CB	86.6±	84.8±
2	CB	86.8±	84.6±
3	CB	86.8±	84.3±
4	CB	86.8±	84.0±
6	CB	86.8±	83.7±
7	CB	87.0±	83.5±
8	CB	86.3±	84.3±
9	CB	86.0±	84.0±
10	CB	86.0±	83.8±
11	CB	86.0±	83.5±
12	CB	85.8±	83.2±
14 13	CB	87.2±	86.0±
15	CB	86.0±	84.0±
16	CB	86.5±	83.7±
17	CB	86.8±	83.4±
18	CB	88.8±	87.0±
19	CB	86.6±	83.0±
20	CB	87.0±	82.5±
21	CB	87.0±	85.0±
22	CB	87.0±	84.7±
23	CB	86.9±	82.2±(6"IN) 81.7±(24" OUT)
24	CB	87.0±	84.0±

LEGEND:

AREA DRAIN (CHRISTY BOX V-1) OR EQUAL

CATCH BASIN (3'X3' CHRISTY BOX OR EQUAL)



GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE -TYP. SEE DETAIL ON SHEET C-2.
2. DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
3. 4" SDR-26 SS. LAT. @ 2% MIN. APPROXIMATE LOCATION.
4. A NEW $1\frac{1}{2}$ INCH WATER METER/SERVICE IS TO BE PROVIDED BY MENLO PARK MUNICIPAL WATER DISTRICT. APPLY FOR SERVICE, AT LEAST 30 DAYS PRIOR TO INSTALLATION, BY CONTACTING ERIC HINKLEY AT (650)330-6740 OR EMHINKLEY@MENLOPARK.ORG
   APPLICANT IS REQUIRED TO UPGRADE WATER SERVICE LINE BETWEEN WATER METER AND WATER MAIN AT THEIR EXPENSE IF NEEDED.
5. PROVIDE AN ON-SITE DOUBLE CHECK VALVE FOR BACKFLOW PROTECTION PER CITY STD. DETAIL WA-21. (COVER PER CITY STD. DETAIL WA-21 IS RECOMMENDED TO PREVENT THEFT, BUT IS NOT REQUIRED)
6. (N) UNDERGROUND ELEC. LINE- APPROXIMATE LOCATION.
7. INSTALL NEW SANITARY SEWER CLEAOUNT PER WEST BAY SANITARY SEWER.
8. CONSTRUCT EARTHEN SWALE SLOPED @ 1% MIN. TOWARDS POSITIVE OUTFALL. SEE DETAIL ON SHEET C-3.
9. 6" PVC (SDR-35) @ S=1% MIN.
10. CONSTRUCT NEW GRAVEL BASIN (4'X8'X5' DEEP)-SEE CITY STD. DETAIL DR-18, OPTION 2.
11. SEWERAGE EJECTOR APPROX. LOCATION.
12. CONSTRUCT NEW GRAVEL BASIN (6'X6'X5' DEEP)-SEE CITY STD. DETAIL DR-18, OPTION 2. SEE DETAIL ON C-3.
13. INFILTRATION/RETENTION DEVICE TYPE 2. SEE DETAIL ON SHEET C-3.
14. 24" HDPE PERFORATED DISSIPATION TRENCH LAID FLAT, L=25'.
15. INSTALL CHECK VALVE TO PREVENT BACKFLOW INTO STORM DRAINAGE SYSTEM.
16. 4" PERFORATED SUBDRAINS TO DEWATER PORUS ROCK LAYER UNDER PAVERS.
17. 4" PVC (SDR-35) @ S=1% MIN.
18. (N) INFILTRATION DEVICE-SEE DETAIL ON C-3.

TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/22 CIVIL STATE OF CALIFORNIA

NNR ENGINEERING
SERVICES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

1170 MAY BROWN AVENUE
MENLO PARK
CALIFORNIA

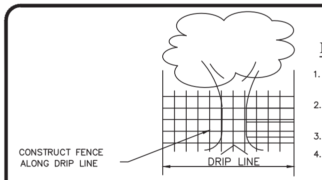
SAN MATEO COUNTY

APN 071-051-240

GRADING AND DRAINAGE PLAN

REVISIONS	DATE
CITY COMMENTS	3/14/22

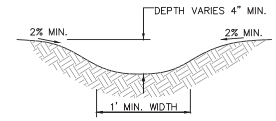
JOB NO:
DATE: 12-8-2021
SCALE: 1"=10'
DRAWN BY: NR
SHEET NO: C-2
OF 5 SHEETS



NOTES:

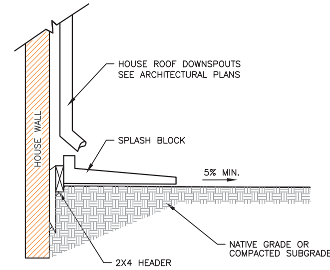
1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE " PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE " PROTECTIVE DEVICE " IS NOT INSTALLED.
3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE

TREE PROTECTION DETAIL
N.T.S.

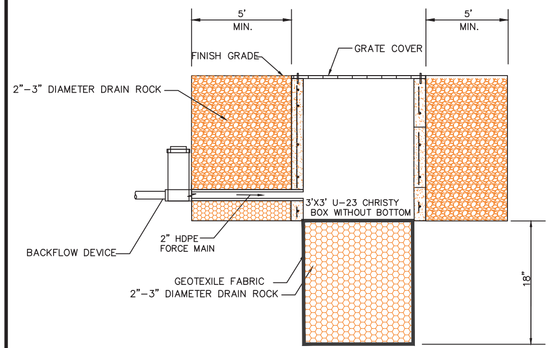


NOTES:
1. LONGITUDINAL SLOPE = 2% MIN.
2. SEE LANDSCAPE PLANS FOR SURFACING

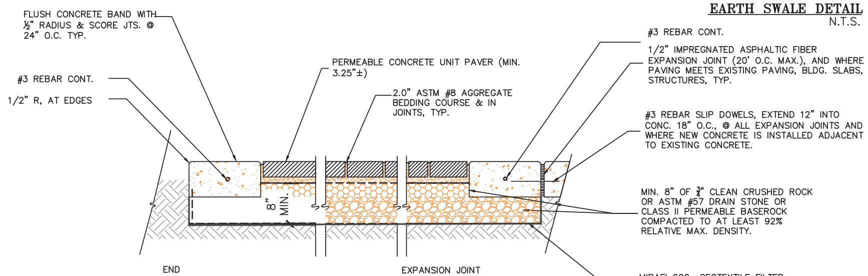
EARTH SWALE DETAIL
N.T.S.



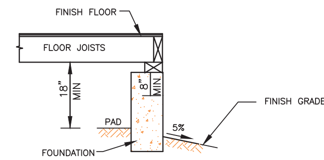
ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.



INFILTRATION DEVICE TYPE 2 DETAIL
N.T.S.

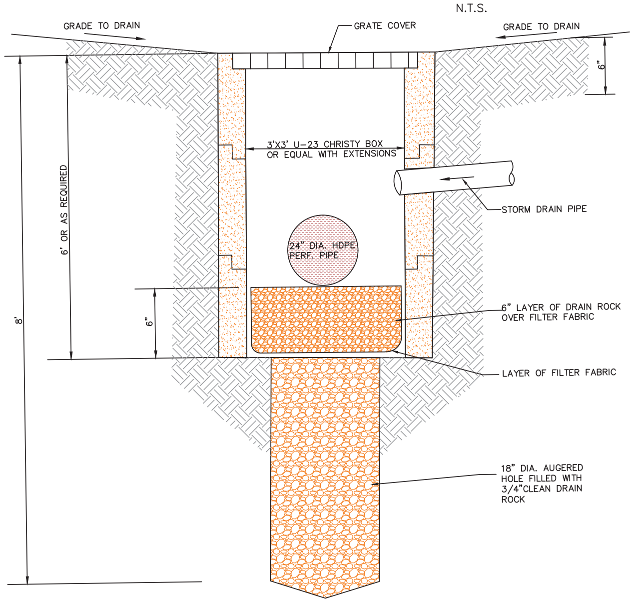


PERMEABLE CONCRETE PAVERS–TRAFFIC
N.T.S.

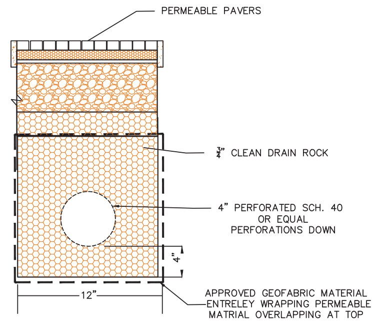


NOTE
* PAD ELEVATION SHOULD BE EQUAL OR HIGHER THEN FINISH GRADE

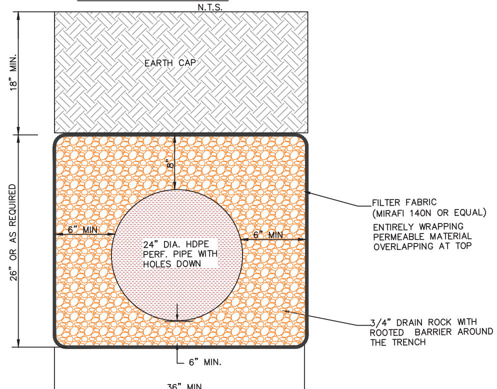
TYPICAL FOOTING DETAIL
N.T.S.



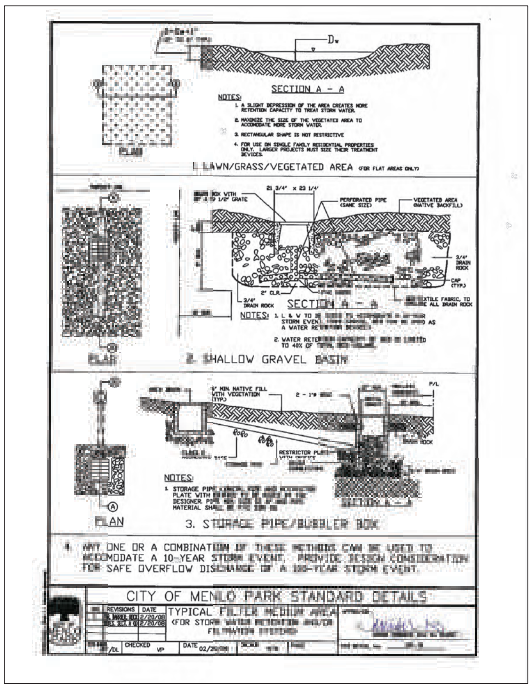
INFILTRATION/RETENTION DEVICE TYPE 2 DETAIL
N.T.S.



CROSS DRAIN DETAIL
N.T.S.



DISSIPATION TRENCH DETAIL
N.T.S.


SECTION A – A
PLAN
1. LAWN/GRASS/VEGETATED AREA
SECTION A – A
PLAN
2. SHALLOW GRAVEL BASIN
PLAN
SECTION A – A
3. STORAGE PIPE/BUBBLER BOX
4. ANY ONE OR A COMBINATION OF THESE METHODS CAN BE USED TO ACCOMODATE A 10-YEAR STORM EVENT. PROVIDE DESIGN CONSIDERATION FOR SAFE OVERFLOW DISCHARGE OF A 100-YEAR STORM EVENT.
CITY OF MENLO PARK STANDARD DETAILS
TYPICAL FILTER MEDIUM AREA
(FOR STORM WATER RETENTION AND/OR FILTRATION SYSTEMS)

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

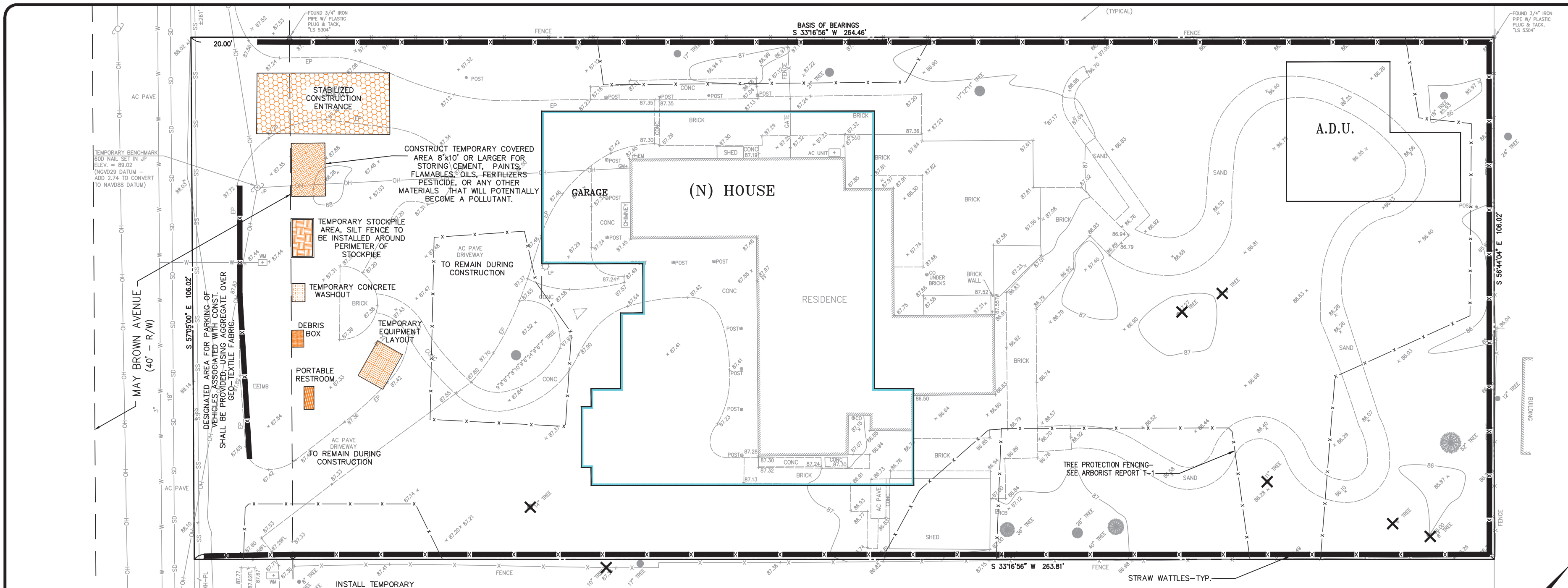
NNR ENGINEERING
SERVICES CO.
835 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7693

1170 MAY BROWN AVENUE
MENLO PARK
CALIFORNIA
SAN MATEO COUNTY
APN 071-051-240

MISC. DETAILS

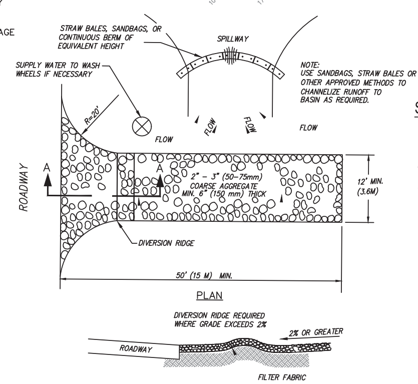
REVISIONS	DATE
JOB NO:	
DATE: 12-8-2021	
SCALE: N.T.S.	
DRAWN BY: NR	
SHEET NO: C-3	
OF 5 SHEETS	

D20



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2–2003–0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON–SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"–4" FRACTURED STONE AGGREGATE UNLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTORL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON–APPROVED ACCESS POINTS (E.G. – ALONG RIGHT–OF–WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.



STABILIZED CONSTRUCTION ENTRANCE

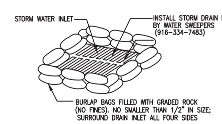
NTS

NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

STABILIZED CONSTRUCTION ENTRANCE NOTES:

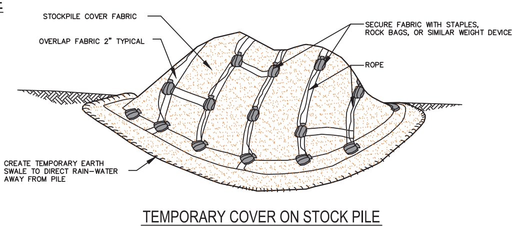
1. *THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.*
2. *WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.*
3. *WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.*



NOTES:

1. THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
3. REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK DRAIN INLET (D.I.) SEDIMENT FILTER DETAIL

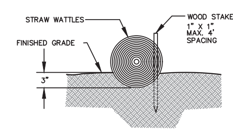


TEMPORARY COVER ON STOCK PILE

NTS

LEGEND

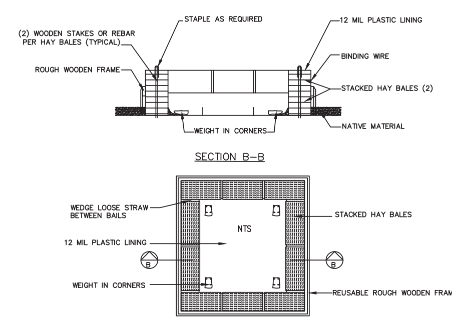
—x—x— STRAW WATTLES



ENTRENCHMENT DETAIL IN FLAT AREA

STRAW WATTLES

NTS



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)

NTS

EROSION CONTROL MEASURES MUST BE IN PLACE THROUGHOUT THE RAINY SEASON (OCT. 1- APR. 30).

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFI'OUL No. 56027 Exp. 12/31/22 CIVIL STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.

1170 MAY BROWN AVENUE MENLO PARK CALIFORNIA

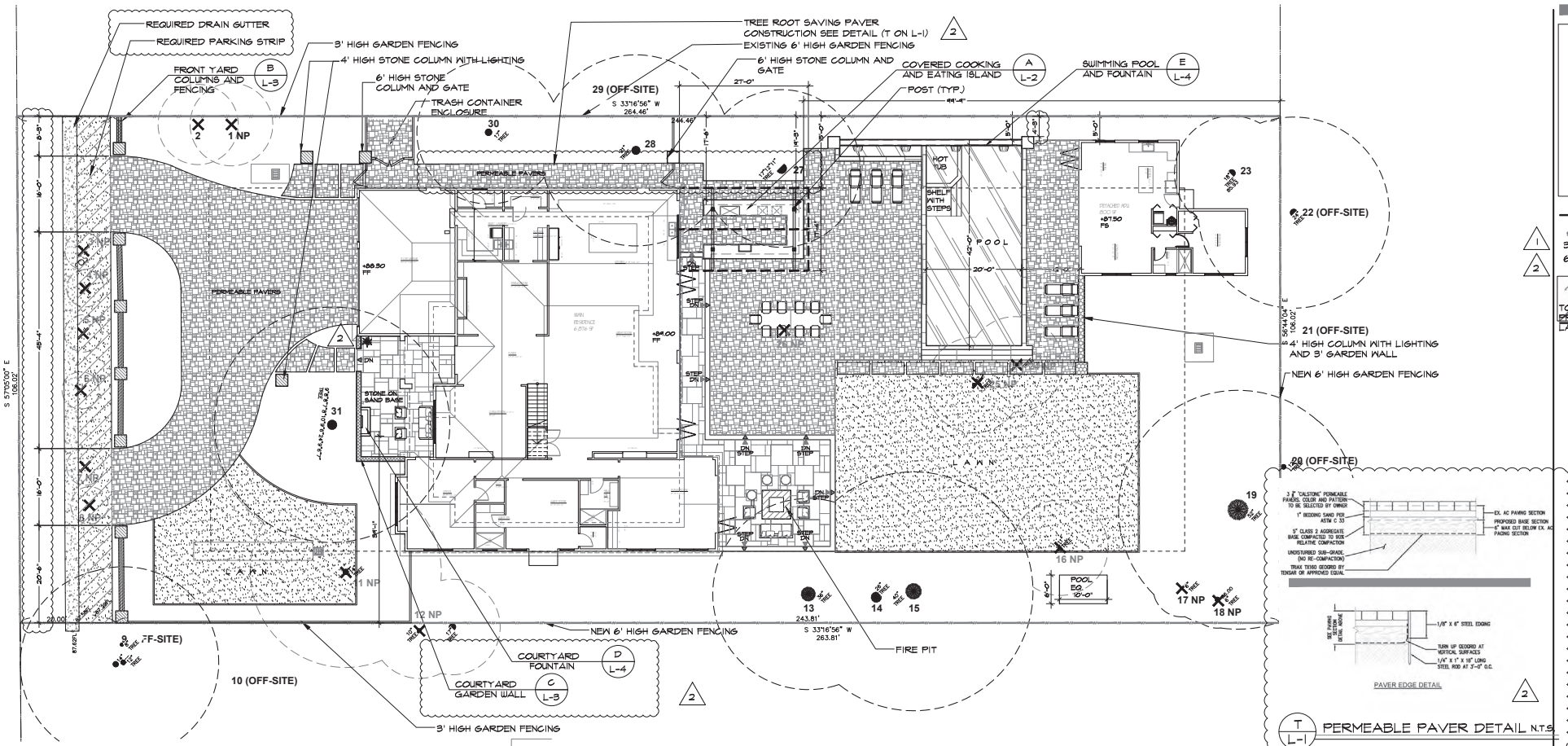
SAN MATEO COUNTY

APN 071-051-240

EROSION CONTROL PLAN

REVISIONS	DATE
JOB NO:	
DATE: 12-8-2021	
SCALE: 1"=10'	
DRAWN BY: NR	
SHEET NO: C-4	
OF 5 SHEETS	

D21



MATERIALS LEGEND

PERMEABLE PAVER DRIVEWAY AND WALKS AND REAR YARD PATIO AND POOL DECKING. INSTALL TO MANUFACTURERS SPECIFICATIONS.

ENTRY COLUMNS AND FENCING SEE DETAILS

COURTYARD WALL AND FOUNTAIN SEE DETAILS

STONE PATIO ON CONCRETE BASE
STONE SELECTED BY OWNER.
CONCRETE BASE: 4" CONC. MIN ON 4" MIN CLASS 3 BASEROCK
STEEL: #3 BARS AT 18" BOTH WAYS

SWIMMING POOL AND FOUNTAIN SEE DETAILS

3' HIGH GARDEN WALL WITH 3'-6" COLUMN SEE DETAILS

COVERED COOKING STATION SEE DETAILS

FIRE PIT

LAWN AREAS

General Project Notes

1. I Agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package 3/16/2022
2. Recirculating water systems shall be used for water features.
3. I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans
4. Check Valves or Anti-Drain Valves are required on all sprinkler heads where low point drainage could occur.
5. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
6. An irrigation audit report shall be completed at the time of final inspection.

Todd Kalbfeld
Professional Landscape Designer
3/16/2022

ENTIRE SHEET 1

NORTH

Todd Kalbfeld Landscape Design
landscapedesign & Construction Management
2345 TULIP ROAD, SAN JOSE, CA 95125
(408) 605-4713

REVISIONS	BY
1 3/8/2022	TK
2 6/23/2022	TK

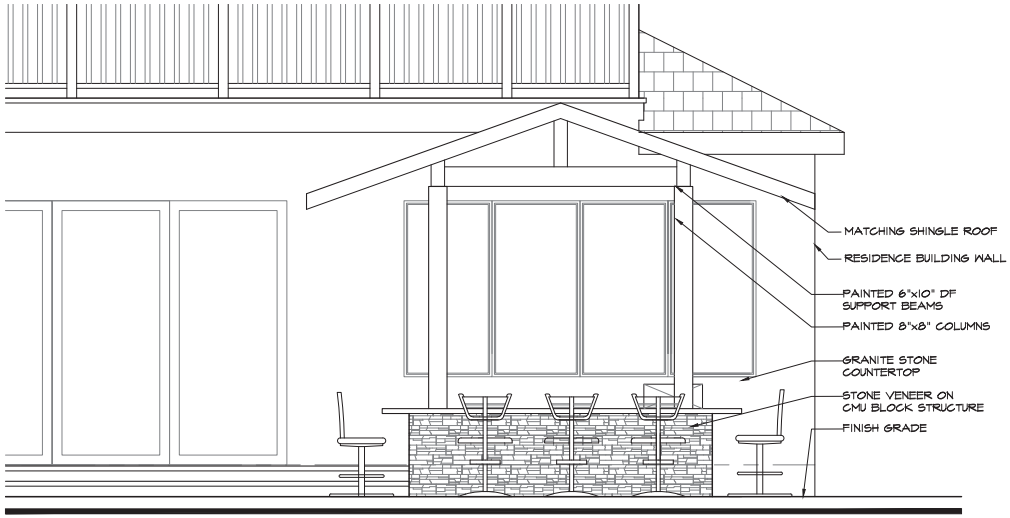
TODD KALBFELD PROFESSIONAL LANDSCAPE DESIGNER

SINGLE FAMILY RESIDENCE
1170 MAY BROWN AVE, MENLO PARK, CA

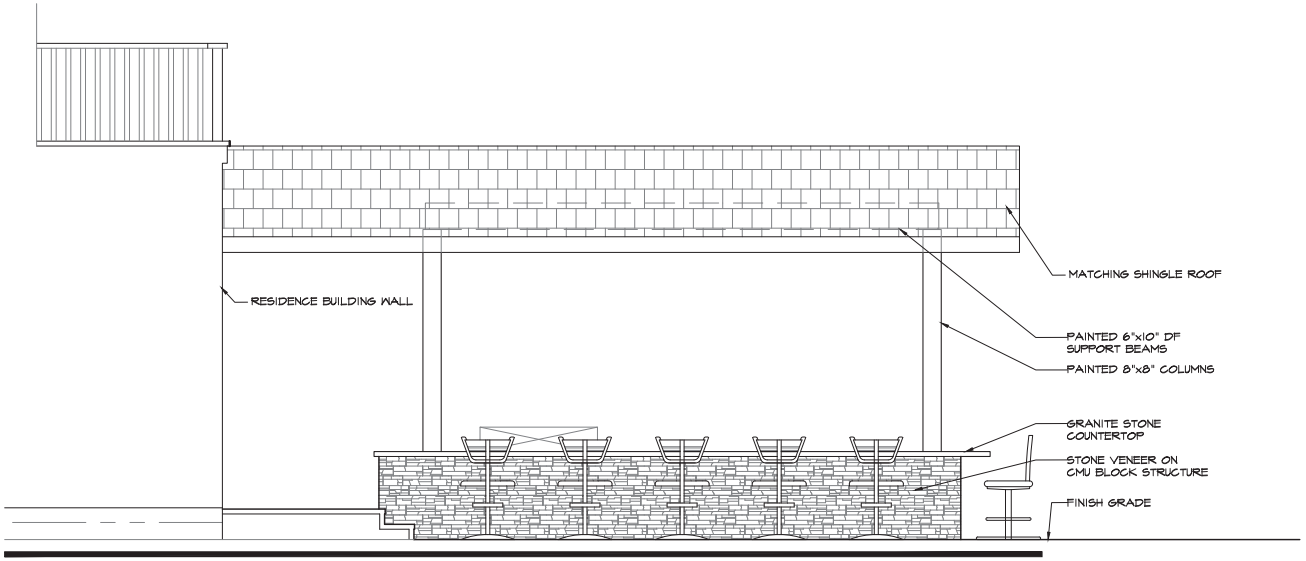
MATERIALS PLAN

DATE	NOV / 2021
SCALE	1"=10'-0"
DRAWN	TK
JOB	MAY BROWN
SHEET	L-1
OF	SHEETS

D22



A L-2 COVERED COOKING AND EATING ISLAND SCALE: 1/2"=1'-0"



A L-2 COVERED COOKING AND EATING ISLAND SCALE: 1/2"=1'-0"

Todd Kalbfeld Landscape Design
landscapedesign & Construction Management
2345 TULIP ROAD, SAN JOSE, CA 95125
(408) 605-9473

REVISIONS BY

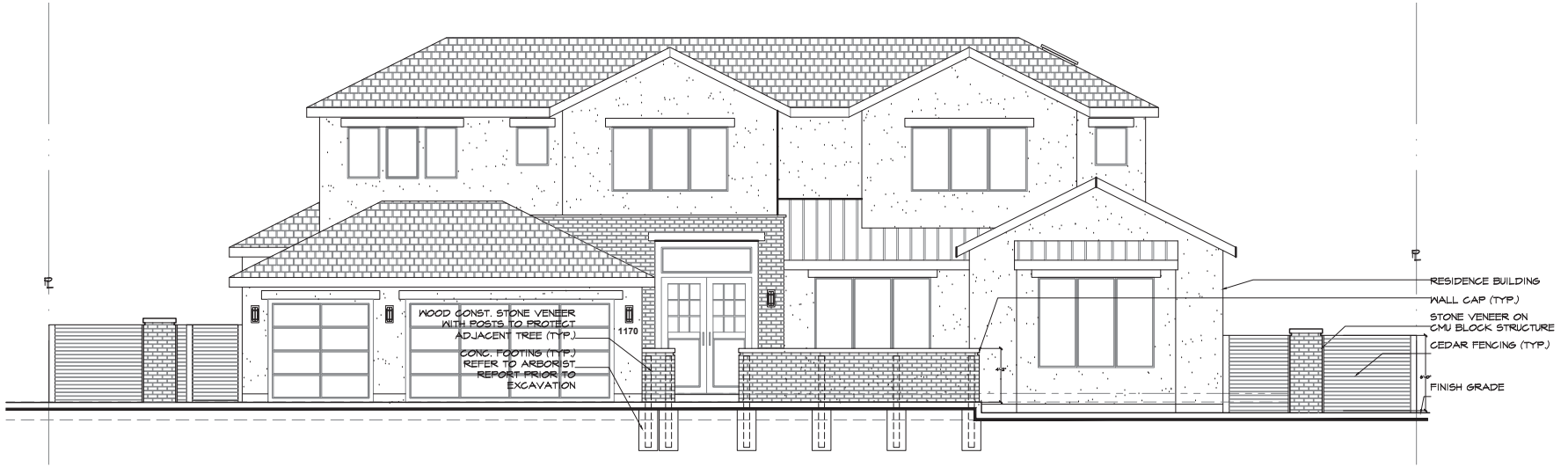
TODD KALBFELD
PROFESSIONAL
LANDSCAPE DESIGNER

SINGLE FAMILY RESIDENCE
1170 MAY BROWN AVE, MENLO PARK, CA

CONSTRUCTION DETAILS

DATE NOV / 2021
SCALE AS SHOWN
DRAWN TK
JOB MAY BROWN
SHEET L-2
OF SHEETS

B
L-3
FRONT YARD COLUMN AND FENCING
SCALE: 1/4"=1'-0"



C
L-3
COURTYARD GARDEN WALL
SCALE: 1/4"=1'-0"

ENTIRE SHEET

Todd Kalbfeld
Landscape Design
landscapedesign & Construction Management
2345 TULIP ROAD, SAN JOSE, CA 95125
(408) 605-9473

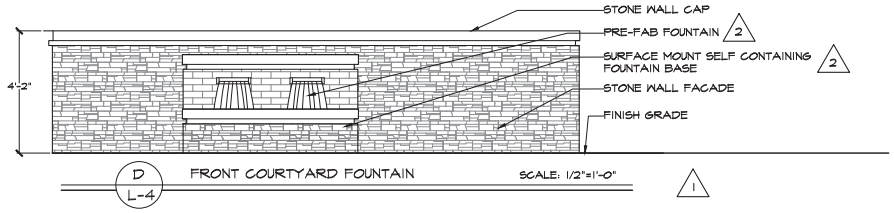
REVISIONS	BY
6/23/2022	TK
7/20/2022	TK

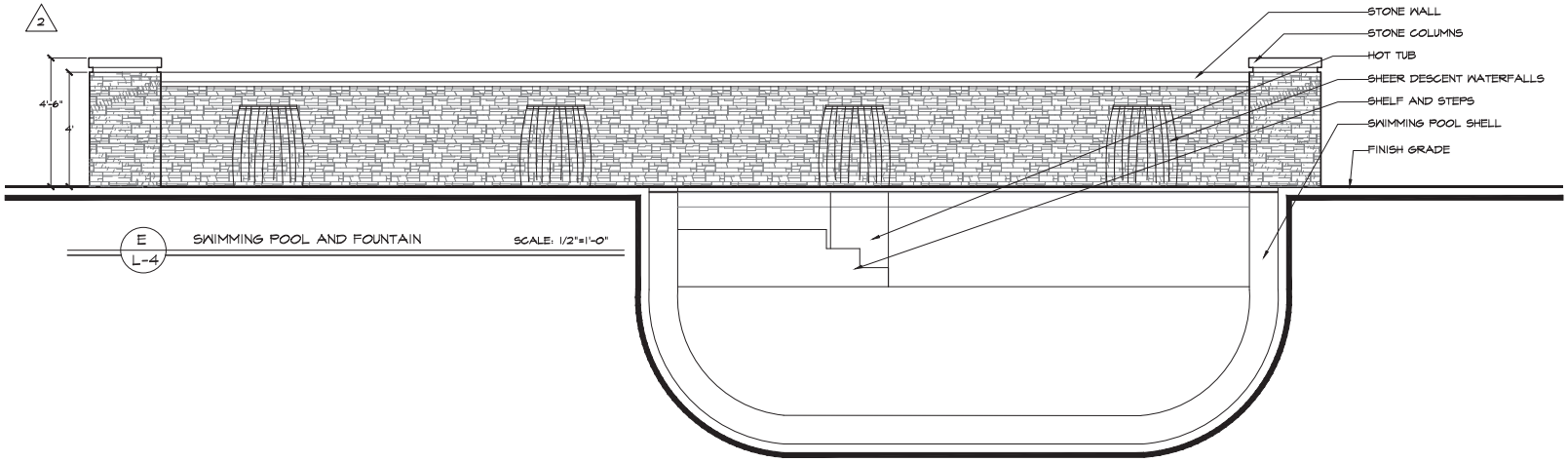
TODD KALBFELD
PROFESSIONAL
LANDSCAPE DESIGNER

SINGLE FAMILY RESIDENCE
1170 MAY BROWN AVE, MENLO PARK, CA

CONSTRUCTION DETAILS

DATE	NOV / 2021
SCALE	AS SHOWN
DRAWN	TK
JOB	MAY BROWN
SHEET	L-3
OF	SHEETS





Todd Kalbfeld Landscape Design
landscapedesign & Construction Management
2345 TULIP ROAD, SAN JOSE, CA 95125
(408) 605-9473

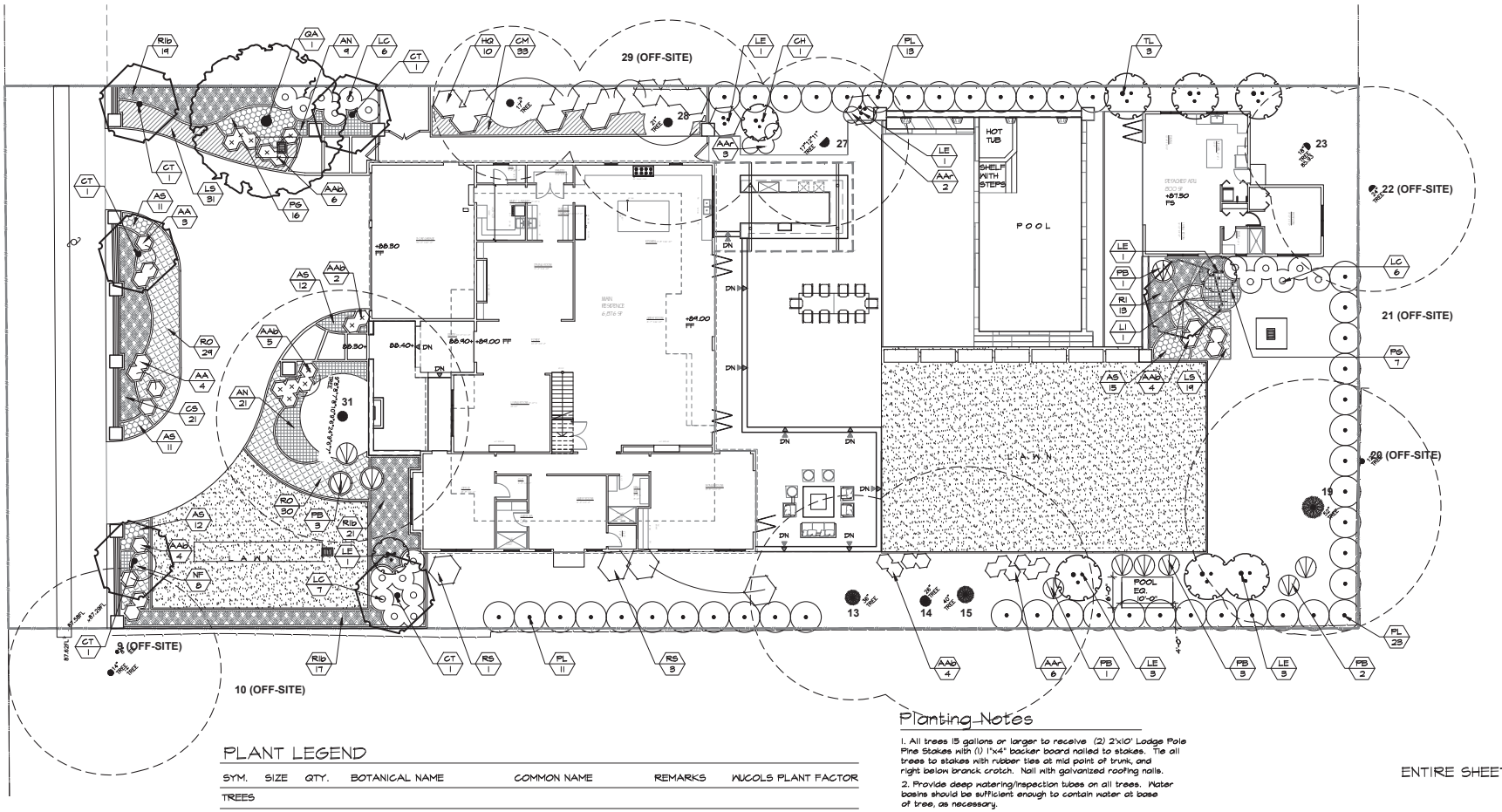
REVISIONS	BY
1 3/8/2022	TK
2 6/23/2022	TK

TODD KALBFELD
PROFESSIONAL
LANDSCAPE DESIGNER

SINGLE FAMILY RESIDENCE
1170 MAY BROWN AVE, MENLO PARK, CA

CONSTRUCTION DETAILS

DATE	NOV / 2021
SCALE	AS SHOWN
DRAWN	TK
JOB	MAY BROWN
SHEET	L-4
OF	SHEETS



PLANT LEGEND

SYM.	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS PLANT FACTOR
TREES						
CH	24" Bx	1	Chamaerops humilus	Mediterranean Fan Palm	Double	P.F. 0.2 Low
CT	24" Bx	5	Chitalpa tashkentensis	Chitalpa	Standard	P.F. 0.2 Low
QA	24" Bx	1	Quercus agrifolia	Coastal Live Oak	Standard	P.F. 0.2 Low
TL	15g	3	Tristania laurina	Water Gum	Standard	P.F. 0.2 Low
SHRUBS						
AA	15g	7	Agave attenuata	Foxtail Agave		P.F. 0.2 Low
AAb	15g	25	Agave 'Boutin Blue'	Blue Foxtail Agave		P.F. 0.2 Low
AAr	15g	11	Agave 'Ray of Light'	Ray of Light Agave		P.F. 0.2 Low
AN	5g	30	Anigozanthus 'Tall Orange'	Kangaroo's Paw	Space 30" o.c.	P.F. 0.2 Low
AS	5g	61	Aeonium 'Sunset'	Sunset Aeonium	Space 18" o.c.	P.F. 0.2 Low
CM	5g	33	Clivia miniata	Kaffir Lily	Space 30" o.c.	P.F. 0.5 Moderate
CS	5g	21	Cistus skanbergii	Rockrose	Space 36" o.c.	P.F. 0.2 Low
HQ	5g	10	Hydrangea quercifolia	Oak Leaf Hydrangea		P.F. 0.5 Moderate
LC	15g	14	Pittosporum t. 'Variegata'	Variegated Tobira		P.F. 0.2 Low
LE	15g	6	Leucadendron 'Safari Sunset'	Safari Goneboush		P.F. 0.2 Low
PB	15g	9	Phormium 'Yellow Wave'	New Zealand Flax		P.F. 0.2 Low
PG	5g	23	Penstemon g. 'White'	Garden Penstemon	Space 30" o.c.	P.F. 0.2 Low
PL	15g	47	Prunus laurocerasus	English Laurel		P.F. 0.2 Low
RI	5g	13	Rhaphiolepis I. 'Pink Lady'	Indian Hawthorne	Space 36" o.c.	P.F. 0.2 Low
RI	15g	57	Rhaphiolepis I. 'Pink Lady'	Indian Hawthorne	Space 36" o.c.	P.F. 0.2 Low
RS	15g	4	Ribes sanguineum	Flowering Currant		P.F. 0.2 Low
VINES AND GROUND COVERS						
LS	5g	50	Lomandra c. 'Seascape'	Seascape Mat Rush	Space 30" o.c.	P.F. 0.2 Low
NF	1g	8	Nepeta fassenii	Catmint	Space 30" o.c.	P.F. 0.2 Low
RO	1g	54	Rosmarinus o. 'Irene'	Prostrate Rosemary	Space 36" o.c.	P.F. 0.2 Low

Planting Notes

1. All trees 15 gallons or larger to receive (2) 2"x10' Lodge Pole Pine Stakes with (1) 1"x4" backer board nailed to stakes. Tie all trees to stakes with rubber ties at mid point of trunk, and right below branch crotch. Nail with galvanized roofing nails.
2. Provide deep watering/inspection tubes on all trees. Water basins should be sufficient enough to contain water at base of tree, as necessary.
3. Fertilizer tablets shall be placed at the mid-point of root ball per manu. recommendation.
4. Rototill and amend entire planting site with 6" or more of compost into top 6"-12" of existing soil as necessary for planting needs.
   For All soils:
   compost at a rate of a min. of 4 cubic inches per 1000 square feet of permeable area shall be incorporated to a depth of 6" of soil.
5. Provide Min. 3" of shredded mulch under all trees, shrubs and unplanted areas for water conservation.

General Project Notes

1. I Agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package _____ 9/8/2022
2. Recirculating water systems shall be used for water features.
3. I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans
4. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation Controller for subsequent managment purposes.
5. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plan or licensed landscape contractor for the project.
6. An irrigation audit report shall be completed at the time of final inspection. Submit this report to San Mateo County Planning for review and acceptance.
7. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.

Todd Kalbfeld
Professional Landscape Designer
_____ 9/8/2022

ENTIRE SHEET 1

NORTH

Todd Kalbfeld Landscape Design
landscapedesign & Construction Management
2345 TULIP ROAD, SAN JOSE, CA 95125 (408) 605-4913

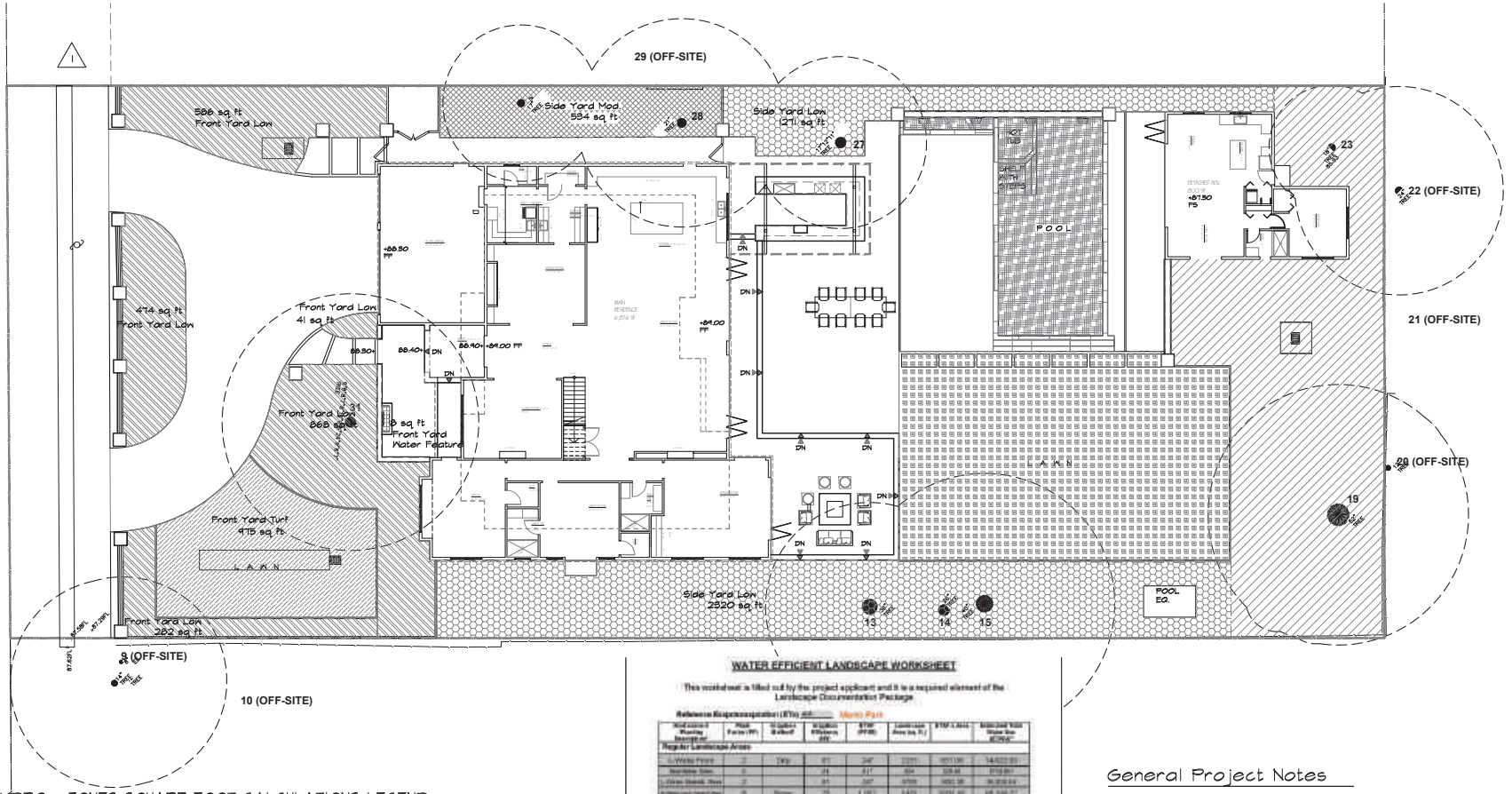
REVISIONS BY
1 3/8/2022 TK

TODD KALBFELD
PROFESSIONAL
LANDSCAPE DESIGNER

SINGLE FAMILY RESIDENCE
1170 MAY BROWN AVE, MENLO PARK, CA

PLANTING PLAN

DATE NOV / 2021
SCALE 1"=10'-0"
DRAWN TK
JOB MAY BROWN
SHEET L-5
OF SHEETS



HYDRO - ZONES SQUARE FOOT CALCULATIONS LEGEND

	1. FRONT YARD NON-TURF LOW WATER USE	2,231 SF
	2. FRONT YARD TURF HIGH WATER USE	975 SF
	3. FRONT YARD FOUNTAIN SPECIAL WATER USE	8 SF
	4. SIDE YARDS NON-TURF LOW WATER USE	3,057 SF
	5. SIDE YARDS NON-TURF MODERATE WATER USE	534 SF
	6. REAR YARD NON-TURF LOW WATER USE	2,569 SF
	7. REAR YARD LAWN HIGH WATER USE	2,668 SF
	8. REAR YARD SWIMMING POOL SPECIAL WATER USE	877 SF

LOW WATER USE LANDSCAPE AREA TOTAL	1,310 SF
MOD. WATER USE LANDSCAPE AREA TOTAL	204 SF
HIGH WATER USE LANDSCAPE AREA TOTAL	677 SF
SPECIAL WATER USE LANDSCAPE AREA TOTAL	68 SF
LANDSCAPE AREA TOTAL	2,385 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

A copy of this form may be obtained from Department of Water Resources website http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

General Project Notes

1. I Agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package 8/17/2022
2. Recirculating water systems shall be used for water features.
3. I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans
4. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent managment purposes.
5. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigatin pland or licensed landscape contractor for the project.
6. An irrigation audit report shall be completed at the time of final inspection. Submit this report to City of Menlo Park Building Dept. for review and acceptance.
7. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.

8/17/2022
Todd Kalbfeld
Professional Landscape Designer

NORTH

Todd Kalbfeld Landscape Design
landscapedesign & Construction Management
2345 TULIP ROAD, SAN JOSE, CA 95125 (408) 605-4713

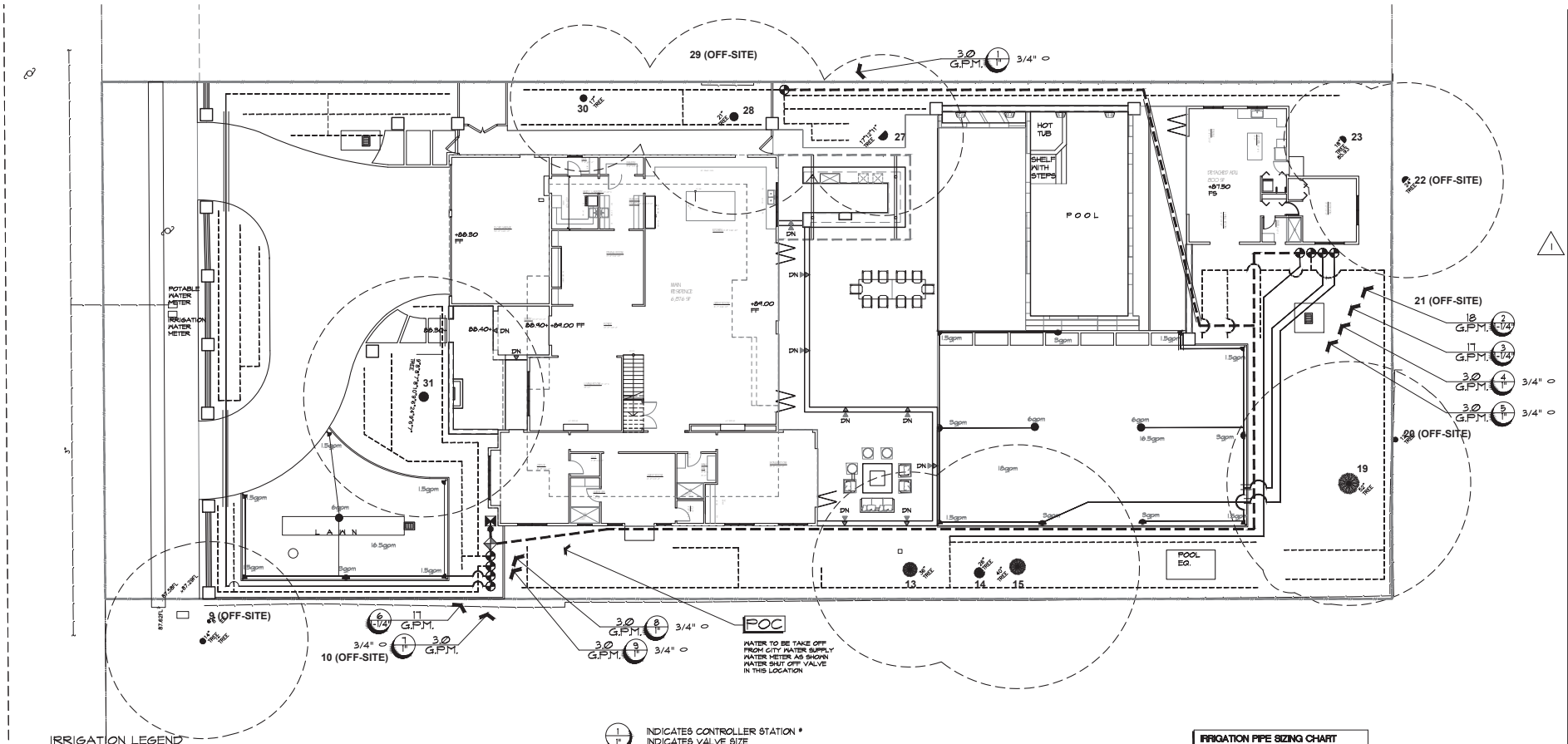
REVISIONS 8/8/2022 BY TK

TODD KALBFELD PROFESSIONAL LANDSCAPE DESIGNER

SINGLE FAMILY RESIDENCE
1170 MAY BROWN AVE, MENLO PARK, CA

HYDRO-ZONE PLAN

DATE NOV / 2021
SCALE 1"=10'-0"
DRAWN TK
JOB MAY BROWN
SHEET L-6
OF SHEETS



IRRIGATION LEGEND

SYM.	DESCRIPTION
POC	POINT OF CONNECTION (TEE-OFF IRRIGATION WATER SERVICE LINE, VERIFY LOCATION IN FIELD)
C	Controller: Rainbird ESP-LX Modular Series With Weather Sensor and water sensor shut off devices or equal. Controller operating times to be set between 10:00pm and 6:00am
	Solenoid Valve: Irritrol 700 series 1", or equal located in valve box. Or Equal. Drip Zones - Pressure regulated Solenoid valve: Irritrol 700 series 1" or w/Omnireg 'OMR-100' or equal. Initial Setting to be 20 psi. Adjust as required. Locate in Valve Box.
	FEBCO - LF825YA Reduced Pressure Zone Assembly Device 1" size (Lead Free) WATTS - Series LF1156 - Lead Free Water Pressure Reducing Valve - Size as Main Line
	360 Degree Full Circle Hunter Ultra PSP-04 4 inch Pop-Up Adjustable Arc Rotor 6 gpm Nozzle
	180 Degree Arc Hunter Ultra PSP-04 4 inch Pop-Up Adjustable Arc Rotor 3 gpm Nozzle
	Adjust Arc as needed Hunter Ultra PSP-04 4 inch Pop-Up Adjustable Arc Rotor 1.5 gpm Nozzle
	Polyethylene drip tube: Transition from PVC as required. Poly Line shall be 3/4" w/emitters plugged directly into 1/2", or 1/4" feeder tubes as required. All tubing shall be staked @ 5'-0" max & buried 2" min. drip emitters shall be location 2gph pressure compensating emitters. (1) emitter per 4" pot-1gal shrub. (2) emitters per 5 gallon shrub. (4) emitters per 15 gallon can. (10) emitters per 24" box tree. (20) emitters per 36" Box tree or greater.
	3/4", 1" or 1-1/4" Schedule 40 PVC Pipe. Refer to Pipe Sizing Chart Below.
	1-1/4" Sch 40 PVC Main Line
	Soaker emitter tubing for ground covers
	3" Dia. Irrigation Sleeves for paving

1 1" INDICATES CONTROLLER STATION #
INDICATES VALVE SIZE

IRRIGATION ZONES

- ALL ZONES LOW WATER UNLESS OTHERWISE SHOW AT ZONE FLAG USE DRIP IRRIGATION
- CONTRACTOR TO SUPPLY LATEST SMART CONTROLLER WITH RAIN SENSOR.

IRRIGATION NOTES

- WATER SOURCE TO BE FROM CITY SUPPLY WATER MAIN TO RESIDENCE
- THIS SYSTEM IS BASED ON AN ESTIMATED AVAILABLE 20 GPM @APPROXIMATELY 60 PSI @ POINT OF CONNECTION. CONTRACTOR IS TO VERIFY EXISTING PRESSURE AT POC AND ADD PRESSURE REGULATING DEVICE AS NEEDED. ANY DISCREPANCIES SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- EXACT WATER METER LOCATION AND AVAILABLE PSI TO BE VERIFIED WITH WATER SUPPLIER PRIOR TO CONSTRUCTION.
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CONTRACTOR SHALL LOCATE ALL LATERALS, MAINS, AND VALVES IN PLANTING AREAS WHENEVER POSSIBLE. DO NOT CONSTRUCT TEES OR ELLS BENEATH PAVING. ALL PIPING BENEATH PAVING SHALL BE LOCATED WITHIN PVC SCH 40 SLEEVING.
- CONTRACTOR SHALL ALLOW FOR AN ADDITIONAL 1-2 SPRAY HEADS AND ENOUGH DRIP IRRIGATION SUPPLIES IN IRRIGATION BID PRICE TO INSURE ADEQUATE COVERAGE.
- CONTRACTOR SHALL INSTALL FILTER AND THOROUGHLY FLUSH ALL DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF DRIP EMITTERS.
- CONTRACTOR SHALL PROVIDE 1 ADDITIONAL / EXTRA CONTROL WIRE AND CAPPED MAIN FOR FUTURE EXPANSION AND MAINTENANCE.
- TRENCHES WITHIN DRIPLINES OF EXISTING TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1" DIA. SHALL BE CUT. ALL CUT ROOTS BETWEEN 1/2" & 1" DIA. SHALL BE CLEANLY CUT AND DRESSED.

IRRIGATION PIPE SIZING CHART

CLASS 200		
1/2"	==	0-4 GPM
3/4"	==	5-9 GPM
1"	==	10-16 GPM
1-1/2"	==	27-35 GPM
1-1/4"	==	17-26 GPM
2"	==	36-55 GPM
SCHEDULE 40		
1/2"	==	0-4 GPM
3/4"	==	5-8 GPM
1"	==	9-16 GPM
1-1/4"	==	16-22 GPM
1-1/2"	==	23-30 GPM
2"	==	31-50 GPM

General Project Notes

1. I Agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package 3/16/2022
2. Recirculating water systems shall be used for water features.
3. I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans
4. Check Valves or Anti-Drain Valves are required on all sprinkler heads where low point drainage could occur.
5. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
6. An irrigation audit report shall be completed at the time of final inspection.

Todd Kalbfeld
Professional Landscape Designer
3/16/2022

NORTH

Todd Kalbfeld Landscape Design
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2345 TULIP ROAD, SAN JOSE, CA 95125 (408) 605-4713

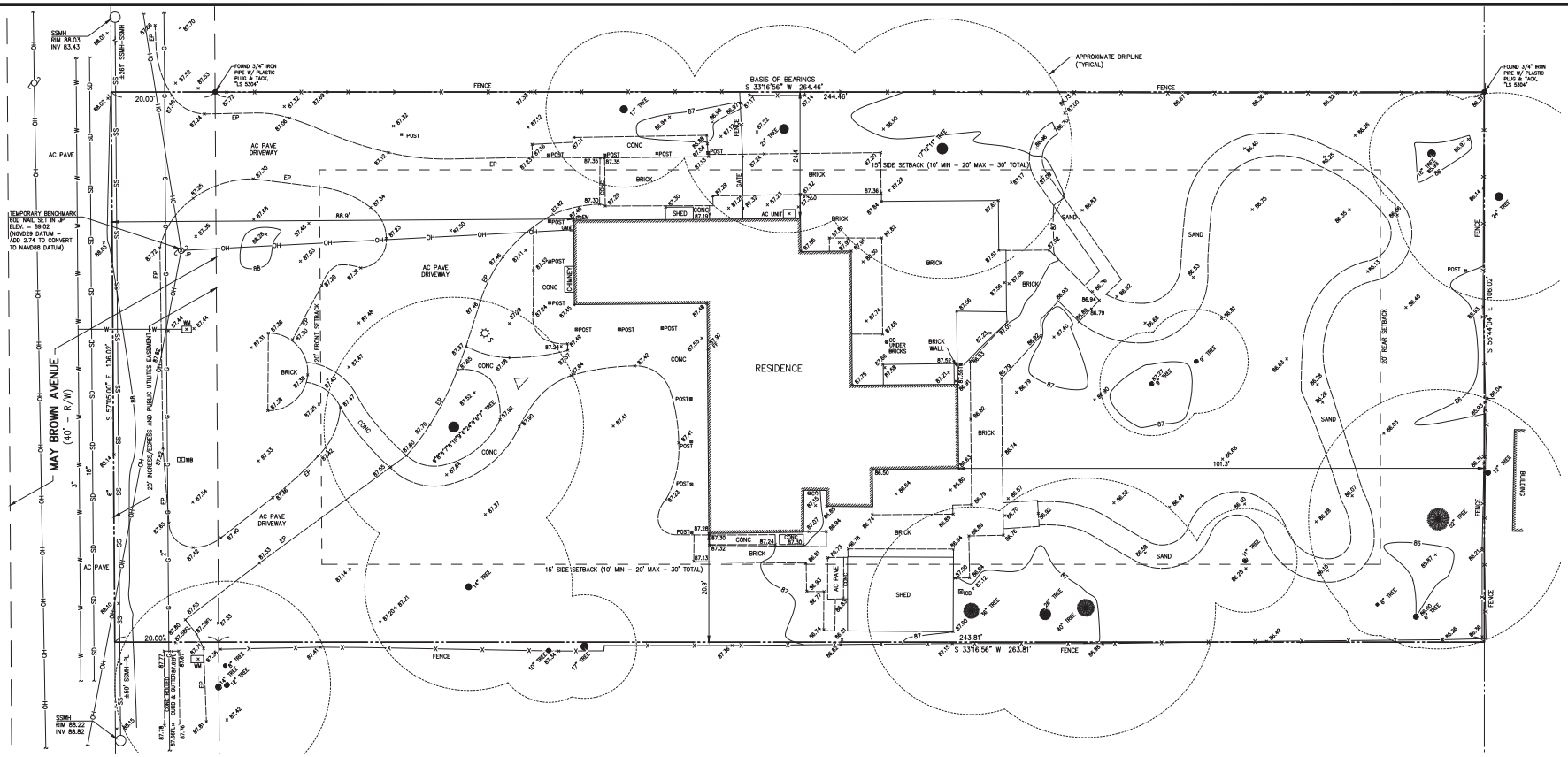
1 REVISIONS 3/8/2022 BY TK

TODD KALBFELD PROFESSIONAL LANDSCAPE DESIGNER

SINGLE FAMILY RESIDENCE
1170 MAY BROWN AVE, MENLO PARK, CA

IRRIGATION PLAN

DATE NOV / 2021
SCALE 1"=10'-0"
DRAWN TK
JOB MAY BROWN
SHEET L-7
OF SHEETS



LEGEND

———	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
CO	CLEANOUT
CONC	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOWLINE
GM	GAS METER
ICB	IRRIGATION CONTROL VALVE
INV	INVERT
JP	JOINT UTILITY POLE
LP	LIGHT POLE
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
WM	WATER METER
12" TREE	TREE W/ SIZE
—X—X—	FENCE
—G—	GAS LINE
—OH—	OVERHEAD UTILITY LINE
—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN LINE
—W—	WATER LINE

LOT AREA:

GROSS AREA	NET AREA
= 28,004 SQ. FT. ±	= 25,883 SQ. FT. ±
= 0.643 ACRES ±	= 0.594 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

BOUNDARY NOTE:

THE PARCEL BOUNDARY SHOWN HEREON WAS ESTABLISHED BY ME, OR UNDER MY SUPERVISION, AND IS BASED UPON A FIELD SURVEY OF MONUMENTS FOUND IN THE PROJECT VICINITY.

MARCH 20, 2019
DATE

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

VICINITY MAP
(NOT TO SCALE)

REV.	DESCRIPTION	BY:	DATE:

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
1170 MAY BROWN LLC

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
1170 MAY BROWN AVENUE
A.P.N. 071-051-240
DOC. NO. 2001-185974
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	MDL
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	03-20-19
DRAWING NO.	4678-TOPO
SHEET	1 OF 1

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd. Ste. 225 San Jose, CA. 95117
Phone: (408) 985-1078 • Fax : (408) 985-1343 • www.guintadesigns.com

July 24, 2022

City of Menlo Park
Community Development Department
Planning Planning Division
701 Laurel Street
Menlo Park, CA 94025

Re : **1170 May Brown Avenue**
Menlo Park, CA 94025
APN 071-051-240

Attn.: To Whom It May Concern

This letter is to provide a description of the proposed development at the above mentioned address for a proposed new residence with attached garage and detached accessory dwelling unit.

This Transitional home design is classic with a contemporary twist. The design combines elements of both traditional and modern home styles to create a seamless balance between both worlds. The result is an elegantly enduring design that boasts comfort, clean lines, neutral colors, light and warmth.

The scope of work for this project is to demolish an existing 2,860 sf two story single family residence and construct a new 6 bedroom, with home office, and 7 ½ bathroom 4,030 sf 2 story residence with a second floor uncovered rear balcony including a 194 sf covered entry and porch and a 636 sf attached 3 car front facing garage on a 25,883 sf net building site. The project proposal also includes the construction of a new 795 sf 1 bedroom detached accessory dwelling unit at the rear of the property and a new in ground swimming pool including the construction of a new 214 sf trellis.

The development as proposed meets the zoning standards for floor area and lot coverage, and both the proposed residence and accessory dwelling unit fall within the allowable daylight planes and allowable building height limits. The size and mass of the proposed main residence is compatible with the adjacent two story homes on either side of the proposed development. Three covered and three uncovered parking spaces are to be provided on site.

The architectural style is to be Transitional and the exterior material of both the main residence and the detached accessory dwelling unit is to be smooth finished stucco painted white and the entry of the main residence has been accented in brick painted in a medium grey. The windows for both the main residence and the detached accessory dwelling unit are to be aluminum clad wood casement windows with a black finish and trimmed above with wood lintels painted a medium grey. The proposed roofing material for the main residence is to be a mix of composition roofing colored slate grey with the front porch shed roof being a standing seam metal also colored slate grey. The detached accessory dwelling unit is to be standing composition colored slate grey. The fascias are to be wood with metal gutters and painted black to match the windows.

The proposed main residence is to be constructed on a conventional perimeter spread footing with a raised floor and vented crawl space. The proposed detached accessory dwelling unit is to be constructed on a conventional concrete slab on grade. Both the proposed residence and the detached accessory dwelling unit are to be of wood frame conventional construction.

The building placements on the site have been located to respect the protected trees on the property. The proposed main residence has been placed at a 50’-11” setback in order to retain the Southern Magnolia

tree number 31 with the second floor being stepped back in front so as to require minor pruning of that tree. The second floor of the main residence has been stepped in on the sides so as to require only minor pruning of the Blue Ash tree number 28 and the Sweetgum tree number 30.
The detached accessory dwelling unit at the rear of the property has been located at a 6'-10" rear setback and has been shaped to retain the Coast Redwood tree number 23 with little or no impact to that tree. All Heritage trees on site are to remain and only non protected trees are proposed to be removed. A total of 14 new trees are proposed to be planted.

The proposed swimming pool has been located away from the main residence and placed so that the detached accessory dwelling unit can function as both a pool house and guest house. The proposed pool decking and rear patio areas are proposed to be stone. Although reconfigured, the proposed circular driveway has been designed to maintain two driveway approaches to the property and will be constructed entirely of permeable pavers.

Both the existing and proposed uses of the property are to be single family residential.

An outreach was made to the following neighbors on June 27, 2022, 1180 May Brown Ave, 1160 May Brown Ave., 1165 San Mateo Dr, 1155 San Mateo Dr and 1225 San Mateo Dr. the following provided responses: 1170 May Brown Ave.

Correspondence was made directly from the addresses; 1180 May Brown Ave, 1160 May Brown and 1165 San Mateo Dr, responses and correspondence is attached.

The outreach letter and correspondence received is attached.

Sincerely,

Jeff Guinta

Jeff Guinta
Innovative Concepts

3550 Stevens Creek Blvd. Ste. 225 San Jose, CA. 95117
Phone : (408) 985-1078 ● Fax : (408) 985-1343 ● www.guintadesigns.com

On June 27th 2022, below communication was sent to neighbors residing at property address 1180 May Brown Ave, 1160 May Brown Ave, 1165 San Mateo Dr and 1155 San Mateo Dr.
We also attempted to link up with the neighbor at 1225 San Mateo Dr. but no one opened the door. We do not share any common boundary with them.

Hope you both are doing well!!

We are the owners of the property next door (1170 May Brown Ave). We are writing this letter to let you know that we will be building a new house at this property. The link to the plans and the project description letter is attached.

https://drive.google.com/file/d/1JNaRDVMmelzj_Fbsz3L-zDEbfIDiCwYR/view?usp=sharing

We want to reach out to you and make you aware of the project and also check if you would like to talk to us for any questions you might have.

I know one concern you might have is around parking. But since the new house front wall will be about 70 feet from the front property line (and we also have 15 feet setback on right and left sides), we should have ample space to park inside.
Also, we will keep you in loop on critical dates when there will be a lot of noise and trucks (happens mostly when we are pouring concrete).

The city got below response from the 3 neighbors. The neighbor at 1155 San Mateo Dr did not respond to us or the city.

See below for the Correspondence with The Neighbor.
The detailed correspondence received from all 3 neighbours are given in attached 3 documents.

Leblang Family at 1180 May Brown - They were primarily concerned about the parking. We had a good discussion with them and showed that parking will primarily be done at the job site. They were also concerned about removal of tree # 27 when the barbeque was very close to this tree. We have now relocated the barbeque.
They were satisfied with our response.

Yaffa family at 1160 May Brown Ave – They wanted to communicate only with the city. Matthew Pruter (City Planner) has summarized the concerns received from them below and the city's response to those concerns (shown in red).

- Issues with construction parking and traffic, which is an issue for the City to manage.
- Noise concerns relating to construction, which is an issue for the City to manage (including allowable work hours).
- Better understanding of tree impacts. Provided the with project arborist report showing all tree protection measures
- Concerns with potential privacy impacts to the right-side neighboring property. Most windows you have provided along the second floor have a sill

height of 5’-0”, and a few are 3’-4”, which are generally sizes and sill heights that the Planning Commission has accepted.

Drake Family at 1165 San Mateo Drive – They also primarily communicated with the city. Their main concern was around impact to Tree #22 and Tree #23 from ADU foundation. The ADU is not a planning commission item, but we agreed to do extra tree protection measures as described in construction impact assessment (page 5 of 31) and Appendix 2 (page 12 of 31) of city arborist report. The city arborist has been in direct contact with them.

They did not express any concern that was a planning commission matter.

California Tree and Landscape Consulting, Inc.

July 23, 2022

Nitin Handa, CEO
Handa Developers Group
Via Email: nitinhanda2001@gmail.com

AMENDED ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN

RE: 1170 May Brown Avenue, City of Menlo Park, California [APN 071-051-240]

EXECUTIVE SUMMARY

Handa Developers Group contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Handa Developers Group requested an Arborist Report and Tree Inventory, to include protection guidelines, appraisal, and mitigation plan, suitable for submittal to the City of Menlo Park. This is a revised report. The previous version was dated December 14, 2021.

Thomas M. Stein, ISA Certified Arborist WE-12854A, visited the property on August 25, 2021, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 31 trees were evaluated on this property, 14 of which are protected trees according to the City of Menlo Park Municipal Code.[1] Six trees are located off the parcel and were included in the inventory because they have crowns that extend into the subject property and may be impacted by development of the parcel.

TABLE 1

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Trees on the Site	Trees Proposed For Removal	Total Proposed for Retention[3]
Blue Ash, *Fraxinus quadrangulata*	1	1	1	0	1
Chinese Privet, *Ligustrum lucidum*	2	2	0	1 (CR & AR) 1 (CR)	0
Chinese Tallow, *Sapium sebiferum*	1	1	0	1 (CR)	0
Coast Live Oak, *Quercus agrifolia*	5	0	4	0	5
Coast Redwood, *Sequoia sempervirens*	4	4	4	0	4
Giant Sequoia, *Sequoiadendron giganteum*	1	1	1	0	1
Mayten, *Maytenus boaria*	2	2	0	2 (CR)	0
Monterey Pine, *Pinus radiata*	1	0	1	0	1
Pittosporum, *Pittosporum sp.*	9	9	0	5 (CR & AR) 4 (CR)	0
Smoke, *Cotinus coggygria*	1	1	0	1 (CR)	0

[1] Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. In addition, any time development-related work is recommended to be supervised by a Project Arborist, it must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

[2] CalTLC, Inc. is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

[3] Trees in close proximity to development may require special protection measures. See Appendix/Recommendations for specific details.

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Trees on the Site	Trees Proposed For Removal	Total Proposed for Retention[3]
Southern Magnolia, *Magnolia grandiflora*	1	1	1	0	1
Sweetgum, *Liquidambar styraciflua*	2	2	1	1 (CR & AR)	1
Trident Maple, *Acer buergerianum*	1	1	1	0	1
TOTALS	**31**	**25**	**14**	**16**	**15**
CR=Construction Removal AR=Arborist Recommended Removal					

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Menlo Park. The "study area" for this effort includes the project site and any significant or protected trees overhanging from adjacent parcels.

Prepare a report of findings. All trees protected by the City of Menlo Park are included in the inventory. This is the revised report after Mr. Handa shared his conversation with the City of Menlo Park's arborist Jillian Keller.

METHODS

Appendix 2 and Tables 1 and 2 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

TERMS

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground, height but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a steel tape. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

Observations and Conclusions

The site is located in an existing subdivision with single-family residences, and the vegetation found on the site is comprised of ornamental landscape plants. Several of the landscape trees may be desirable in the new landscape. The site was used as a single-family residence up until the time of transition. The site included a two-story home (with a reported area of 2,860 sq. ft.) with a detached outbuilding (with an estimated area of 330 sq. ft.) on a parcel with a reported area of 28, 004 sq. ft. The utilities supplied to the home included electrical, water and gas, and the home was connected to the municipal waste system. The development-related work will include demolition of the entire house and detached outbuilding, construction of a new home with a reported area of 7,700 sq. ft , an ADU with a reported area of 800 sq. ft, and swimming pool, installation of hardscape and landscape. Refer to the application submittal plan set for complete details. The property lines were assumed to be represented by the existing fences. California Tree and Landscape Consulting, Inc. is not a licensed surveyor and does not determine tree ownership. Refer to the topo survey

located in the application submittal plan set.

Recommended Removals of Hazardous, Defective or Unhealthy Trees

At this time, 7 trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area, it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability are highlighted in green within Appendix 2 – Tree Data and briefly summarized as follows:

TABLE 2

Tree ID	Heritage Oak Tree 31.4"+ Circ.	Heritage Other Tree 47.1"+ Circ.	Offsite	Common Name	Latin Name	Multi-Stems	DBH	Circ.	Diameter Measured at (ft)	DLR	Condition
9624	No	No	No	Pittosporum	*Pittosporum sp.*	4,4	7	21	0.5	7	2 Poor - Major problems
9625	No	No	No	Pittosporum	*Pittosporum sp.*	3,8	10	30	4.5	8	2 Poor - Major problems
9628	No	No	No	Pittosporum	*Pittosporum sp.*		7	22	0.5	6	3 Fair - Minor problems
9629	No	No	No	Pittosporum	*Pittosporum sp.*		10	31	0.5	8	2 Poor - Major problems
9634	No	No	No	Sweetgum	*Liquidambar styraciflua*		13	41	4.5	22	2 Poor - Major problems
9635	No	No	No	Pittosporum	*Pittosporum sp.*		9	28	4.5	25	2 Poor - Major problems
9640	No	No	No	Chinese Privet	*Ligustrum lucidum*		7	22	4.5	18	2 Poor - Major problems

Construction Impact Assessment

This Arborist Report and Tree Inventory is intended to provide to Handa Developers Group, the City of Menlo Park, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we have reviewed the Site Plan, drafted by Innovative Concepts, dated December 15, 2021. The perceived impacts to the inventoried trees are summarized below. **Refer to appendix 2 for protective measures to be taken.**

Tree #s 1 and 2: These trees will be removed for development. They are not protected.

Tree #s 3 through 8: These trees will be removed for development. They are not protected.

Trees # 9 and 10 (off-site): No impact is expected from development.

Trees # 11 and 12: These trees will be removed for development. They are not protected.

Tree # 13: Slight impact to the CRZ is expected from demolition of the existing shed. No significant impact is expected if protected properly.

Trees # 14 and 15: No impact is expected from development.

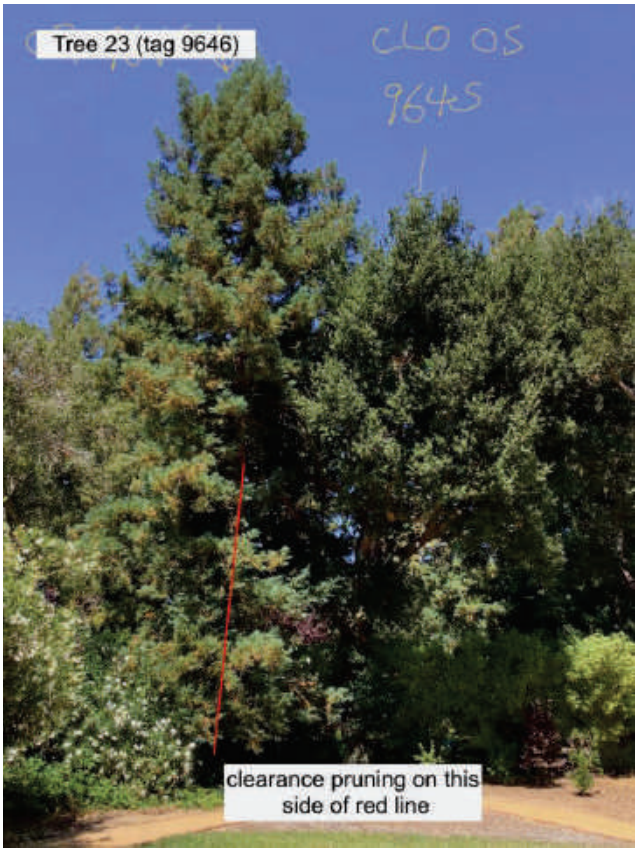
Trees # 16, 17 and 18: These trees will be removed for development. They are not protected.

Tree # 19: No impact is expected from development.

Trees # 20 and 21 (off-site): No impact is expected from development.

Tree #22 (off-site): Moderate impact to roots and slight impact to crown expected from development.

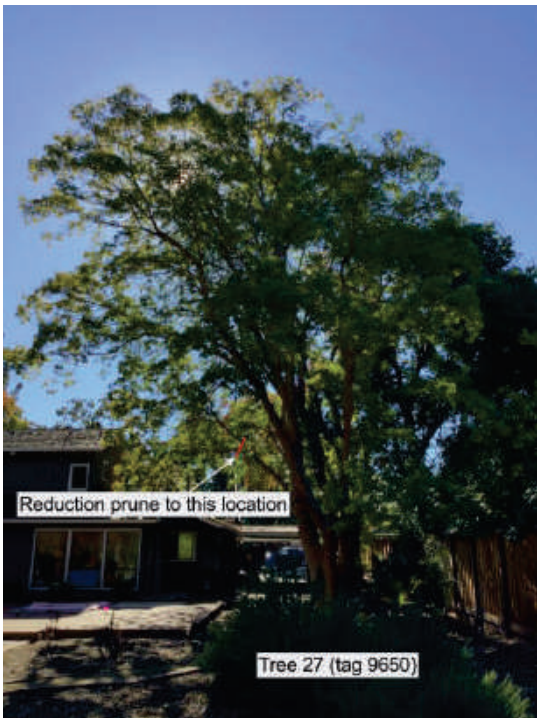
Tree # 23: Moderate impact to the CRZ is expected due to excavation for the ADU. Moderate impact to the canopy is likely from building encroachment. The tree is located approximately 9 ft. from the ADU foundation and is expected to impact about 20% of the CRZ. Approximately 10-15% canopy removal is expected. To avoid decline in the health of the tree or destabilize the tree, minimal root and canopy pruning should be performed prior to excavation. The tree should be properly irrigated beginning immediately. Irrigate using a soaker hose placed at the tree's drip line. Apply water at a slow enough rate that it does not run off. The soil should be moistened to a depth of 18"-24". This irrigation should be applied during any month when the rainfall is <1" during the month. The tree protection measured described in Appendix 2 should be followed. Refer to the photograph below for pruning recommendations.



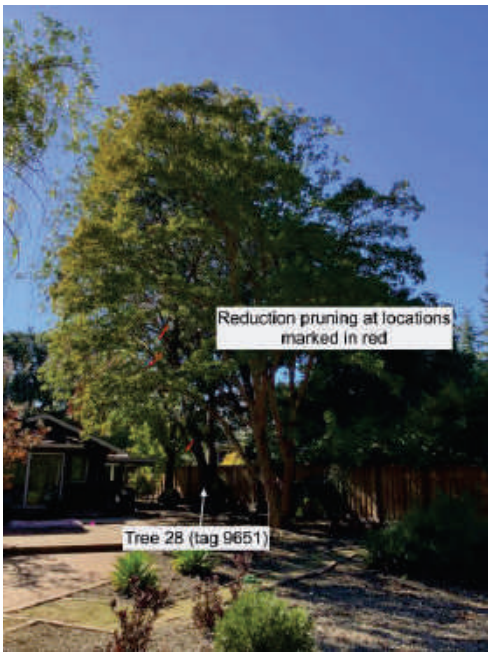
Tree # 24 and 25: These trees will be removed for development. They are not protected.

Trees # 26: This tree is to be removed for development. It is not protected.

Tree # 27: Significant impact to the tree's CRZ is expected due to excavation for the outdoor dining area. Moderate impact to the tree's canopy is expected due to building encroachment. The tree is located approximately 7 ft. from the proposed outdoor dining area and is expected to impact approximately 30% of the CRZ. Canopy removal of <10% is expected. To avoid decline in health of the tree or destabilize the tree, minimal root and canopy pruning be performed prior to excavation. The tree should be properly irrigated beginning immediately. Irrigate using a soaker hose placed at the tree's drip line. Apply water at a slow enough rate that it does not run off. The soil should be moistened to a depth of 18"-24". This irrigation should be applied during any month when the rainfall is <1" during the month. The tree protection measured described in Appendix 2 should be followed. Refer to the photograph below for recommended pruning.



Tree # 28: Protected tree. Moderate impact to the CRZ is expected due to excavation for the house. Moderate impact to the canopy is expected from building encroachment. The tree is located approximately 8 ft. from the proposed foundation (kitchen). Approximately 20% of the CRZ is expected to be impacted. Canopy removal of 15-20% is expected to be needed. To avoid decline in health of the tree or destabilize the tree, minimal root and canopy pruning be performed prior to excavation. The tree should be properly irrigated beginning immediately. Irrigate using a soaker hose placed at the tree's drip line. Apply water at a slow enough rate that it does not run off. The soil should be moistened to a depth of 18"-24". This irrigation should be applied during any month when the rainfall is <1" during the month. The tree protection measured described in Appendix 2 should be followed. Refer to the photograph below for recommended pruning. Less than 25% of the canopy is expected to be removed for clearance.



Tree # 29 (off-site): Protected tree. Slight impact to the CRZ is expected due to excavation for the house. Slight impact to the canopy is expected due to building encroachment. To avoid decline in the health of the tree or destabilize the tree, minimal root pruning should be performed prior to excavation.

Trees # 30 and 31: Protected trees. Slight impact to the CRZ is expected due to excavation for the house. Slight impact to the canopy is expected due to building encroachment. To avoid decline in the health of the tree or destabilize the tree, minimal root pruning should be performed prior to excavation. Tree # 30 is located approximately 12 ft. from foundation excavation (garage). Up to 25% of the CRZ is expected to be impacted. Canopy removal of 15-20% is expected to be needed. The tree should be properly irrigated beginning immediately. Irrigate using a soaker hose placed at the tree's drip line. Apply water at a slow enough rate that it does not run off. The soil should be moistened to a depth of 18"-24". This irrigation should be applied during any month when the rainfall is <1" during the month. Tree # 31 is located approximately 4 ft. from courtyard wall. Up to 30% of the CRZ is expected to be impacted. Canopy removal of 20-25% is expected to be needed. The tree should be properly irrigated beginning immediately. Irrigate using a soaker hose placed at the tree's drip line. Apply water at a slow enough rate that it does not run off. The soil should be moistened to a depth of 18"-24". This irrigation should be applied during any month when the rainfall is <1" during the month. Refer to the photographs below for recommended pruning.

Tree Protection Photos for Tree #23

Photo 1 – no roots from tree #22

Photo 2 – one root from tree #23, arch or bridge over

Photo 3 – three roots from tree #23, 2 lower to arch or bridge over, 1 higher to space around for pour

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and City ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

SUMMARY OF TREE PROTECTION MEASURE OPTIONS:

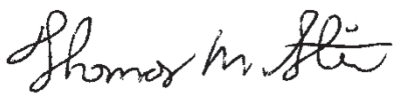
Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.
- Prior to any grading, or other work on the site that will come within 50’ of any tree to be preserved:
    1. Irrigate (if needed) and place a 3” layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3’ of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.

- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:



Thomas M. Stein
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Tree Risk Assessment Qualified

Report Reviewed by:

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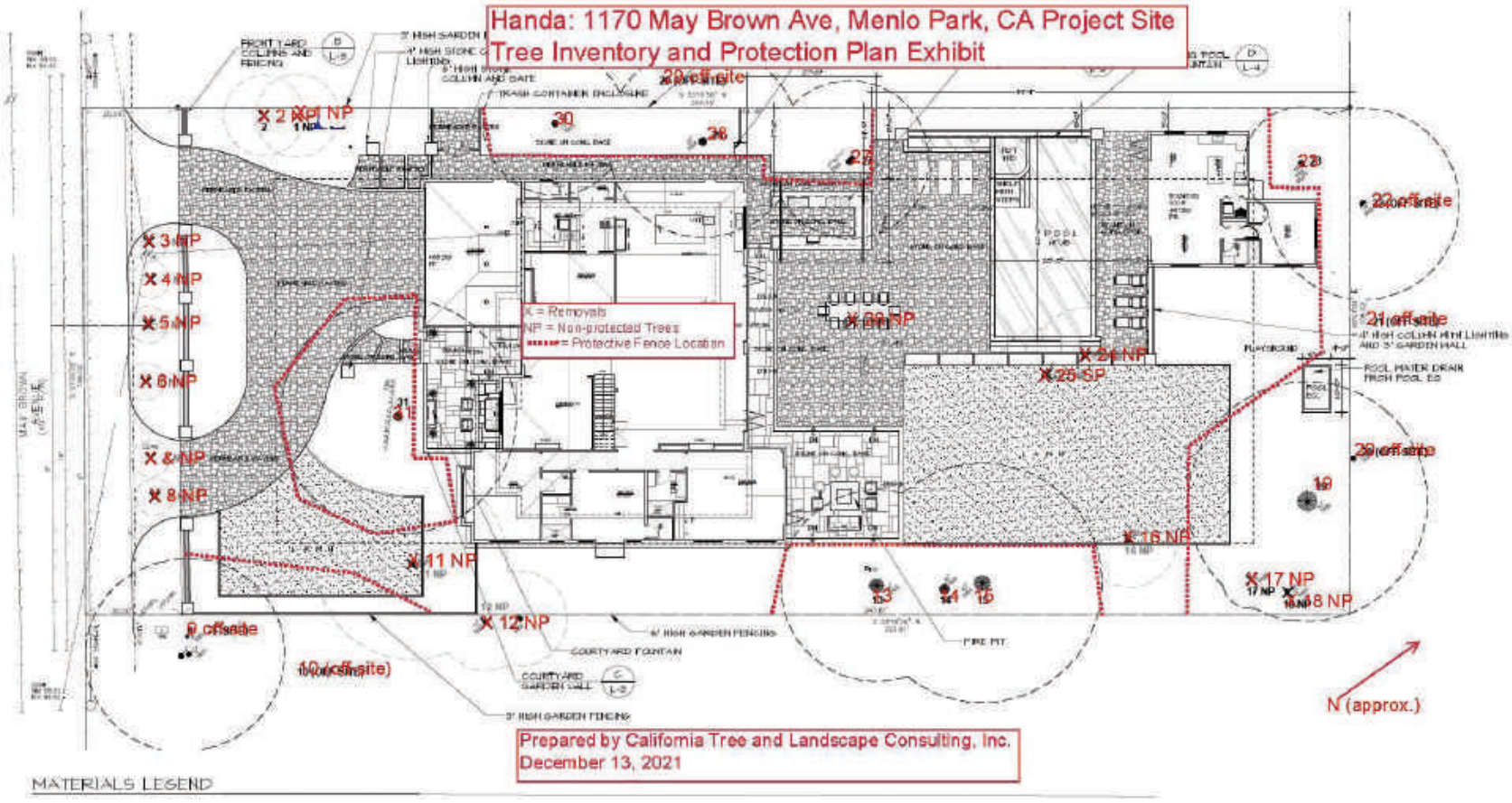
Enc.: Appendix 1 – Tree Inventory and Protection Plan Exhibit
Appendix 2 – Tree Data & Tree Protection Measures
Appendix 3 – General Practices for Tree Protection
Appendix 4 – Appraisal Value Table
Appendix 5 – Tree Protection Specifications

APPENDIX 1 – TREE INVENTORY AND PROTECTION PLAN EXHIBIT



APPENDIX 2 – TREE DATA & TREE PROTECTION MEASURES

The following tree protection measures are to be followed in addition to the measures shown in the chart below based on the conversation between Mr. Handa and City Arborist Jillian Keller. The limited size of the chart does not allow for enough information to be included. All tree protection fence installation and clearance pruning are to be performed prior to the construction work begins on site. All excavation shall prune roots greater than 1 inch diameter at the edge of the excavation area prior to excavating roots to avoid tearing roots beyond the edge of the excavation.

Tree #22 & #23 – Exploratory excavation was performed by hand w/in CRZ where the foundation will be placed. There were roots found in the trench and shown in the photos in the appendix. No roots were found in photo 1 adjacent to tree 23. One root was found in photo 2 from tree #22. Three roots were found in photo 3 from tree #22. The four roots that were found will be bridged over with the foundation either using an arch in the concrete for the lower roots and a cylinder spacer around the roots for the higher roots surrounded by concrete. Perform root pruning of roots < 2" diameter. Perform root bridging or root spacing for roots greater than 2" diameter under the direction of the project arborist depending on if the roots are in the bottom of the foundation or within the foundation where arching will not work. Rebar may be needed to add strength to the concrete if the section is thinner than the full foundation. Approved root pruning shall be performed on the tree side of the excavation using a suitable sharp pruning tools. Exposed pruned roots should be covered with wetted (2x per day) burlap until backfilling can take place.

Tree #28 - Perform excavation by hand w/in CRZ. Perform root pruning of the structural roots (> 1" dia.) under the direction of the project arborist. Perform root pruning on the tree side of the excavation using a suitable sharp pruning tools. Exposed pruned roots should be covered with wetted (2x per day) burlap until backfilling can take place.

Tree #30 - Perform excavation by hand w/in CRZ. Perform root pruning of the structural roots (> 1" dia.) under the direction of the project arborist (if need be, project arborist can ask the location of the posts to be adjusted during actual construction). Perform root pruning on the tree side of the excavation using a suitable sharp pruning tools. Exposed pruned roots should be covered with wetted (2x per day) burlap until backfilling can take place.

Tree #31 - Perform excavation by hand w/in CRZ. Perform root pruning of the structural roots (> 1" dia.) under the direction of the project arborist (if need be, project arborist can ask the location of the posts to be adjusted during actual construction). Perform root pruning on the tree side of the excavation using a suitable sharp pruning tools. Exposed pruned roots should be covered with wetted (2x per day) burlap until backfilling can take place.

Interlocking Paver Installation: Excavation will be performed for pavers around trees 27, 28, 30, and 31 – details for work to show maximum excavation of six inches, with less or as shallow excavation as possible; use of geotextile fabric under base to reduce compaction of soil. Perform excavation by hand w/in CRZ. Perform root pruning of the structural roots (> 1" dia.) under the direction of the project arborist (if need be, project arborist can ask the location of the posts to be adjusted during actual construction). Perform root pruning on the tree side of the excavation using a suitable sharp pruning tools. Exposed pruned roots should be covered with wetted (2x per day) burlap until backfilling can take place.

Tree Pruning Specifications: The objective of the pruning is to provide clearance for the new structure prior to construction, remove dead branches, and reduce the risk of branch failure by reducing end weight leverage while retaining as large a foliar crown as possible. The system is natural, the tree will appear as natural a crown as possible. The areas of work are the outer 25% of the crown with an occasional 33% for clearance to make the proper cuts. The cuts will be branch removal cuts and reduction cuts. The sizes of the branches cut will be as small a diameter as possible, with a typical maximum diameter of 4 inches; One or two larger cuts may be necessary on trees 27, 28, and 31. The maximum percent canopy foliage removal from pruning for the trees will be: tree 23 – 15%; tree 27 – 10%; tree 28 – 15%; tree 30 – 20%; tree 31 – 25%.

TREE DATA & TREE PROTECTION MEASURES

Tree #	Tag #	Heritage Oak Tree 31.4"+ Circ.	Heritage Other Tree 47.1"+ Circ.	Offsite	Common Name	Latin Name	Multi-Stems	DBH	Circ.	Diameter Measured at (ft)	DLR	Condition	Notes	Recommendations	Construction Impact Assessment	Suitability for Preservation	Appraised Value ($)*	Construction Impact	Protective Measures to be Taken
1	9624	No	No	No	Pittosporum	*Pittosporum sp.*	4,4*	7	21	0.5	7	2 Poor - Major problems	Growing ~1' E of W property line. Branches at grade. Deadwood throughout canopy.	**Recommend removal due to defects.**	Moderate impact to CRZ due to driveway demo/replacement. Slight impact to canopy for driveway clearance.	Medium	$100.00	**To be removed for development**	N/A
2	9625	No	No	No	Pittosporum	*Pittosporum sp.*	3,8*	10	30	4.5	8	2 Poor - Major problems	Growing ~1' E of W property line. Branches at grade. Deadwood throughout canopy.	**Recommend removal due to defects.**	Moderate impact to CRZ due to driveway demo/replacement. Slight impact to canopy for driveway clearance.	Medium	$300.00	**To be removed for development**	N/A
3	9626	No	No	No	Pittosporum	*Pittosporum sp.*		13	41	0.5	12	3 Fair - Minor problems	Growing as part of hedge between driveway and street. Located 8' from utility pole. DBH/DLR estimated.	None at this time.	Moderate impact to CRZ due to driveway demo/replacement. Slight impact to canopy for driveway clearance.	Medium	$900.00	**To be removed for development**	N/A
4	9627	No	No	No	Pittosporum	*Pittosporum sp.*		8	25	0.5	1	3 Fair - Minor problems	Growing as part of hedge between driveway and street. DLR estimated at 0.5' above grade.	None at this time.	Moderate impact to CRZ due to driveway demo/replacement and water service replacement. Slight impact to canopy for driveway clearance.	Medium	$300.00	**To be removed for development**	N/A
5	9628	No	No	No	Pittosporum	*Pittosporum sp.*		7	22	0.5	6	3 Fair - Minor problems	Growing ~1' E of W property line. Branches at grade. Deadwood throughout canopy.	**Recommend removal due to defects.**	Moderate impact to CRZ due to driveway demo/replacement and water service replacement. Slight impact to canopy for driveway clearance.	Medium	$300.00	**To be removed for development**	N/A

Tree #	Tag #	Heritage Oak Tree 31.4"+ Circ.	Heritage Other Tree 47.1"+ Circ.	Offsite	Common Name	Latin Name	Multi-Stems	DBH	Circ.	Diameter Measured at (ft)	DLR	Condition	Notes	Recommendations	Construction Impact Assessment	Suitability for Preservation	Appraised Value ($)*	Construction Impact	Protective Measures to be Taken
6	9629	No	No	No	Pittosporum	*Pittosporum sp.*		10	31	0.5	8	2 Poor - Major problems	Growing as part of hedge between street and driveway. Dead branches throughout. Suppressed by adjacent trees. DBH/DLR estimated.	**Recommend removal due to defects.**	Moderate impact to CRZ due to driveway demo/replacement. Slight impact to canopy for driveway clearance.	Medium	$500.00	**To be removed for development**	N/A
7	9630	No	No	No	Pittosporum	*Pittosporum sp.*		8	25	0.5	9	2 Poor - Major problems	Growing as part of hedge between street and driveway. DBH/DLR estimated.	None at this time.	Moderate impact to CRZ due to driveway demo/replacement. Slight impact to canopy for driveway clearance.	Medium	$300.00	**To be removed for development**	N/A
8	9631	No	No	No	Pittosporum	*Pittosporum sp.*		10	31	0.5	7	3 Fair - Minor problems	Growing as part of hedge between street and driveway. DBH/DLR estimated.	None at this time.	Moderate impact to CRZ due to driveway demo/replacement. Slight impact to canopy for driveway clearance.	Medium	$500.00	**To be removed for development**	N/A
9	9632	No	No	Yes	Coast Live Oak	*Quercus agrifolia*		8	25	4.5	19	2 Poor - Major problems	Offsite tree growing ~3' E of E property boundary and overhanging site 17'. Moderate lean, SW. May require clearance pruning for access to site.	None at this time.	Moderate impact to CRZ due to driveway demo/replacement. Slight impact to canopy for driveway clearance.	Good	$100.00	Moderate impact to CRZ due to driveway demo/replacement. Slight impact to canopy for driveway clearance..	Install protective tree fence (PTF) at dripline for portion of canopy overhanging site.
10	9633	No	Yes	Yes	Monterey Pine	*Pinus radiata*		26	82	4.5	23	3 Fair - Minor problems	Offsite tree growing ~6' E of E property line and overhanging site 16'. Adequate clearance should not need clearance pruning. Exposed roots all around tree. DBH/DLR estimated. Tag on fence.	None at this time.	No impact from development is expected for this off-site tree.	Medium	$9,400.00	No Impact is expected from development.	Install PTF at dripline for portion of canopy overhanging site.

Tree #	Tag #	Heritage Oak Tree 31.4"+ Circ.	Heritage Other Tree 47.1"+ Circ.	Offsite	Common Name	Latin Name	Multi-Stems	DBH	Circ.	Diameter Measured at (ft)	DLR	Condition	Notes	Recommendations	Construction Impact Assessment	Suitability for Preservation	Appraised Value ($)*	Construction Impact	Protective Measures to be Taken
11	9634	No	No	No	Sweetgum	*Liquidambar styraciflua*		13	41	4.5	22	2 Poor - Major problems	Stem girdling root W side. Wound on trunk W side from 3-6' above grade with moderate decay. Wound on lower trunk, E side, from grade to 2' above grade. Exfoliating bark. Upper trunk failed. Resprouted trunk is growing out ~30-degree angle to S. Multiple broken branches. No hangers.	**Recommend removal due to defects.**	Slight impact to CRZ is expected due to foundation excavation.	Poor	$900.00	**To be removed for development**	N/A
12	9635	No	No	No	Pittosporum	*Pittosporum sp.*		9	28	4.5	25	2 Poor - Major problems	Growing adjacent to E property line. Moderate lean S. Lower canopy suppressed. Dead branch at 3' above grade.	**Recommend removal due to defects.**	No impact is expected from development.	Medium	$400.00	**To be removed for development**	N/A
13	9636	No	Yes	No	Coast Redwood	*Sequoia sempervirens*		36	113	4.5	15	3 Fair - Minor problems	Growing 5' W of E property line. Tri-dominant branching at ~30' above grade. Growing adjacent to outbuilding. Care will need to be taken during demolition of outbuilding to prevent damage to roots. ~25' from existing house.	None at this time.	Moderate impact is expected from demo of outbuilding.	Good	$10,400.00	Moderate impact to CRZ from demo of shed.	Perform demo by hand within CRZ. Install PTF at dripline.
14	9637	No	Yes	No	Coast Redwood	*Sequoia sempervirens*		27	85	4.5	13	3 Fair - Minor problems	Growing 4' W of E property line. Normal root flare. Suppressed by adjacent Redwoods.	None at this time.	No impact is expected from development.	Good	$5,000.00	No impact is expected from development.	Perform demo by hand within CRZ. Install PTF at dripline.

Tree #	Tag #	Heritage Oak Tree 31.4"+ Circ.	Heritage Other Tree 47.1"+ Circ.	Offsite	Common Name	Latin Name	Multi-Stems	DBH	Circ.	Diameter Measured at (ft)	DLR	Condition	Notes	Recommendations	Construction Impact Assessment	Suitability for Preservation	Appraised Value ($)*	Construction Impact	Protective Measures to be Taken
15	9638	No	Yes	No	Coast Redwood	*Sequoia sempervirens*		44	138	4.5	21	3 Fair - Minor problems	Growing ~5' W of E property line. Large root flare ~6' in diameter. Slight lean east. Limbs down to ~10' above grade.	None at this time.	No impact is expected from development.	Good	$18,600.00	No impact is expected from development.	Perform demo by hand within CRZ. Install PTF at dripline.
16	9639	No	No	No	Chinese Tallow	*Sapium sebiferum*		11	35	4.5	13	2 Poor - Major problems	Growing ~20' W of E property line. Codominant branching at 6' above grade with included bark. Sparse upper canopy with dieback.	None at this time.	No impact is expected from development.	Medium	$1,200.00	**To be removed for development**	N/A
17	9640	No	No	No	Chinese Privet	*Ligustrum lucidum*		7	22	4.5	18	2 Poor - Major problems	Growing 10' W of E property line. Growing among Oleanders. Lower canopy has no foliage. Upper canopy sparse and out of balance to the NW.	**Recommend removal due to defects.**	No impact is expected from development.	Medium	$200.00	**To be removed for development**	N/A
18	9641	No	No	No	Chinese Privet	*Ligustrum lucidum*		13	41	0.5	16	2 Poor - Major problems	Growing ~5' W of E property line. Growing in Oleanders. Suppressed by Oleanders. Branches 1-2' above grade. Sparse lower canopy.	None at this time.	No impact is expected from development.	Medium	$500.00	**To be removed for development**	N/A
19	9642	No	Yes	No	Giant Sequoia	*Sequoiadendron giganteum*		42	132	4.5	17	3 Fair - Minor problems	Located ~8' S of N property line. Slightly enlarged root flare. About 5% chlorotic foliage in lower canopy. Suppressed on NW side by adjacent tree. Codominant branching ~45' above grade. Limbs	None at this time.	No impact is expected from development.	Medium	$18,100.00	No impact is expected from development.	Install PTF at dripline.

Tree #	Tag #	Heritage Oak Tree 31.4"+ Circ.	Heritage Other Tree 47.1"+ Circ.	Offsite	Common Name	Latin Name	Multi-Stems	DBH	Circ.	Diameter Measured at (ft)	DLR	Condition	Notes	Recommendations	Construction Impact Assessment	Suitability for Preservation	Appraised Value ($)*	Construction Impact	Protective Measures to be Taken
													pruned to ~14' above grade.						
20	9643	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		17	53	4.5	25	3 Fair - Minor problems	Offsite tree located adjacent to N property line. Lower trunk and root crown obscured by fence. Codominant branching 9' above grade with included bark. SE side suppressed by adjacent tree. DBH/DLR estimated. Has adequate clearance for ADU. Tag on tree.	None at this time.	No impact is expected from development.	Good	$1,500.00	No impact is expected from development.	Install PTF at dripline for portion of canopy overhanging site.
21	9644	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		22	69	1	20	3 Fair - Minor problems	Offsite tree growing ~7' N of N property line and overhanging site ~15'. Codominant branching 3' above grade with included bark. Has adequate vertical clearance for ADU. Tag on fence.	None at this time.	No impact is expected from development.	Good	$2,600.00	No impact is expected from development.	Install PTF at dripline for portion of canopy overhanging site.
22	9645	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		33	104	4.5	28	3 Fair - Minor problems	Offsite tree located 2' N of N property line and overhanging site ~24'. Codominant branching 8' above grade with included bark. Tag on fence. May require lower branch pruning for adequate clearance for ADU.	None at this time.	Moderate impact is expected due to foundation excavation for the ADU. Slight impact to the canopy is expected due to building encroachment.	Good	$7,000.00	Moderate impact is expected due to foundation excavation for the ADU. Slight impact to the canopy is expected due to building encroachment..	Install PTF at dripline for portion of canopy overhanging site.

Tree #	Tag #	Heritage Oak Tree 31.4"+ Circ.	Heritage Other Tree 47.1"+ Circ.	Offsite	Common Name	Latin Name	Multi-Stems	DBH	Circ.	Diameter Measured at (ft)	DLR	Condition	Notes	Recommendations	Construction Impact Assessment	Suitability for Preservation	Appraised Value ($)*	Construction Impact	Protective Measures to be Taken
23	9646	No	Yes	No	Coast Redwood	*Sequoia sempervirens*		21	66	4.5	14	3 Fair - Minor problems	Lower trunk and root collar obscured by ivy, which grows up to 8' above grade. Suppressed by adjacent tree on NE side. Chlorotic foliage in lower canopy. Located 13' E of W property line.	None at this time.	Significant impact is expected due to foundation excavation for the ADU. Moderate impact to the canopy is expected due to building encroachment.	Medium	$4,800.00	Significant impact is expected due to foundation excavation for the ADU. Moderate impact to the canopy is expected due to building encroachment.	Perform clearance pruning prior to construction. Perform excavation by hand w/in CRZ. Install PTF as shown in tree protection exhibit. Fence position may need to be adjusted to allow for construction access.
24	9647	No	No	No	Mayten	*Maytenus boaria*		13	41	4.5	13	2 Poor - Major problems	Exposed surface roots all around tree. Codominant branching 7' above grade. Moderate dieback in central upper canopy. Growing ~51' from N property line.	None at this time.	Moderate impact to the CRZ is expected from pool installation.	Medium	$2,700.00	**To be removed for development**	N/A
25	9648	No	No	No	Mayten	*Maytenus boaria*		9	28	4.5	10	2 Poor - Major problems	Exposed roots S side. Moderate lean N. Canopy one-sided N. Large gap in upper N side of canopy. Codominant branching 7' above grade. Located ~55' S of N property line.	None at this time.	Moderate impact to the CRZ is expected from pool installation.	Medium	$1,300.00	**To be removed for development**	N/A
26	9649	No	No	No	Smoke	*Cotinus coggygria*		11	35	0.25	10	3 Fair - Minor problems	Codominant branching into 3 stems at 0.5' above grade. Located adjacent to brick	None at this time.	To be removed for development.	Medium	$2,600.00	**To be removed for development**	N/A

Tree #	Tag #	Heritage Oak Tree 31.4"+ Circ.	Heritage Other Tree 47.1"+ Circ.	Offsite	Common Name	Latin Name	Multi-Stems	DBH	Circ.	Diameter Measured at (ft)	DLR	Condition	Notes	Recommendations	Construction Impact Assessment	Suitability for Preservation	Appraised Value ($)*	Construction Impact	Protective Measures to be Taken
													patio. Located ~18' from existing house.						
27	9650	No	Yes	No	Trident Maple	*Acer buergerianum*		28	88	1	33	2 Poor - Major problems	Surface roots on E side of tree. Growing 10' E of W property line. Growing 10' W of brick patio. DLR estimated toward house.	Prune for clearance.	Significant impact to the CRZ is expected from outdoor dining area excavation. Moderate impact to the canopy is expected due to building encroachment.	Poor-Medium	$6,800.00	Significant impact to the CRZ is expected from outdoor dining area excavation. Moderate impact to the canopy is expected due to building encroachment	N/A
28	9651	No	Yes	No	Blue Ash	*Fraxinus quadrangulata*		21	66	4.5	25	2 Poor - Major problems	Part of root collar obscured by large decorative rocks. Stem girdling roots around W side of tree. Exposed roots to N for 25'. Growing ~7' E of W property line. Suppressed by adjacent tree. Codominant branching 7' and 9' above grade with included bark. DLR estimated toward house.	Prune for clearance.	Moderate impact to the CRZ is expected from building foundation excavation. Moderate impact to the canopy is expected due to building encroachment.	Medium	$2,400.00	Moderate impact to CRZ due to excavation for bldg. Moderate impact to canopy due to bldg. encroachment.	Perform clearance pruning prior to construction. Perform excavation by hand w/in CRZ. Install PTF at dripline.
29	9652	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		28	88	4.5	30	3 Fair - Minor problems	Offsite tree growing adjacent to W property line and overhanging project site 10'. Lower trunk and root collar obscured by fence. Tag on fence. Codominant branching 12' above grade with included bark. Moderate lean and one-sided S. Tag on fence. DBH/DLR estimated.	None at this time.	Moderate impact to the CRZ is expected from building foundation excavation. Slight impact to the canopy is expected due to building encroachment.	Good	$5,900.00	Moderate impact to CRZ due to excavation for bldg. Slight impact to canopy due to bldg. encroachment.	Perform clearance pruning prior to construction. Perform excavation by hand w/in CRZ. Install PTF at dripline for portion of canopy overhanging site.

Tree #	Tag #	Heritage Oak Tree 31.4"+ Circ.	Heritage Other Tree 47.1"+ Circ.	Offsite	Common Name	Latin Name	Multi-Stems	DBH	Circ.	Diameter Measured at (ft)	DLR	Condition	Notes	Recommendations	Construction Impact Assessment	Suitability for Preservation	Appraised Value ($)*	Construction Impact	Protective Measures to be Taken
30	9653	No	Yes	No	Sweetgum	*Liquidambar styraciflua*		21	66	4.5	25	2 Poor - Major problems	Growing ~3' E of W property line. Large swollen root crown. Lifting hardscape in adjacent carport. DLR estimated toward existing house. Dead branches in mid-canopy.	Prune dead branches and for clearance.	Moderate impact to the CRZ is expected from building foundation excavation. Moderate impact to the canopy is expected due to building encroachment.	Medium	$1,300.00	Moderate impact to CRZ due to excavation for bldg. Slight impact to canopy due to bldg. encroachment.	Perform clearance pruning prior to construction. Perform excavation by hand w/in CRZ. Install PTF at dripline.
31	9654	No	Yes	No	Southern Magnolia	*Magnolia grandiflora*		29	91	1	28	3 Fair - Minor problems	DLR measurements: NE 28', SW 28', NW 20', SE 20'. 29' to closest house point. Lifted sidewalk 8' toward house, decorative rock obscures root crown. Branching into 8 or more primary scaffolds from 2-6' above grade (some of these branch junctions have included bark). Minor amount of exfoliated bark 1' above grade NE side.	Reduction prune ~15' N side to accommodate new home. Remove decorative rock from root crown. Caution should be exercised to demolish walkway surrounding tree.	Significant impact to the CRZ is expected from building foundation excavation and walkways. Moderate impact to the canopy is expected due to building encroachment.	Medium	$14,600.00	Slight impact to CRZ due to excavation for bldg. Slight impact to canopy due to bldg. encroachment.	Perform clearance pruning prior to construction. Perform excavation by hand w/in CRZ. Install PTF at dripline.

TOTAL INVENTORIED TREES = 31 trees (1,762 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS = 7 trees (195 aggregate circumference inches)
TOTAL DEVELOPMENT REMOVALS = 16 trees (497 aggregate circumference inches)
Rating (0-5, where 0 is remove) = 2=15 trees; 3=16 trees
Total Protected Oak Trees 31.4"+ = 4 trees (314 aggregate circumference inches)
Total Protected Other Trees 47.1"+ = 10 trees (926 aggregate circumference inches)
TOTAL PROTECTED TREES = 14 trees (1,240 aggregate circumference inches)

**Multi-stem diameter calculated using plant appraisal method.*

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

> No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[4]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

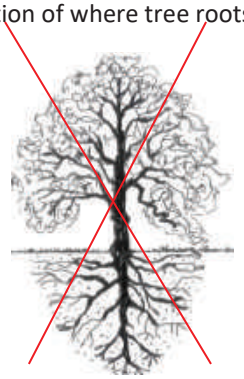
[4] International Society of Arboriculture (ISA), administers a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.

Drawing A
Common misconception of where tree roots are assumed to be located



Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

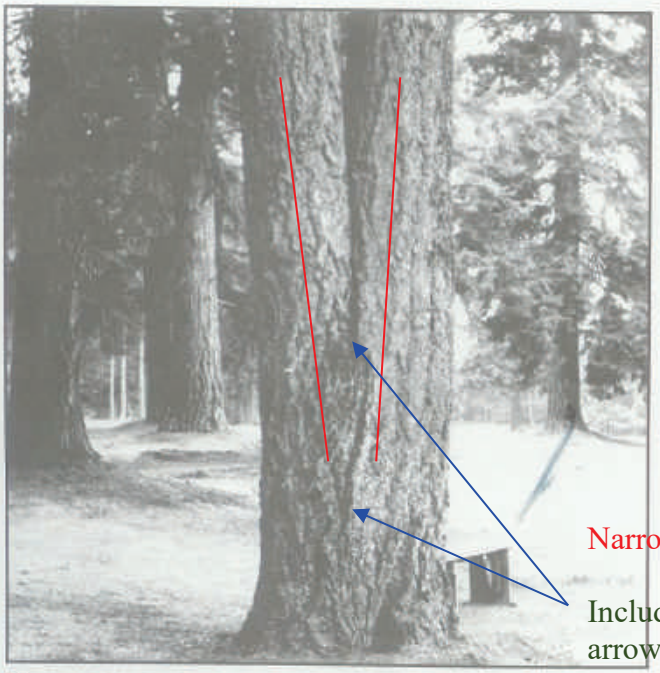


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.

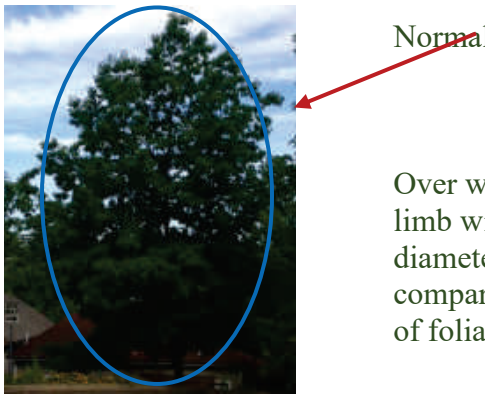
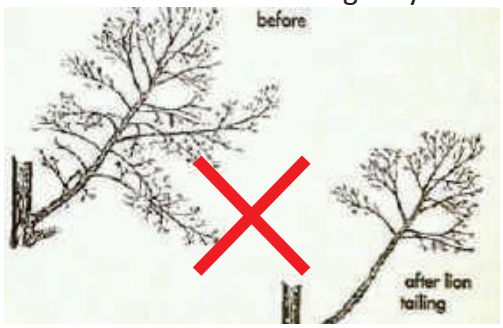


Photo of another tree – not at this site.

Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of additional cells. The weakest of the vertical wall. Accordingly, while a tree may be able to limit decay progression inward at large pruning cuts, in the event that there are more than one pruning cut located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

APPENDIX 4 – APPRAISAL VALUE TABLE

Tag #	DBH	Species	Tree Sq In	Nor Cal nursery grp	Unit Cost per Sq In	Basic Price	Physical Deteriora-tion	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost	Rounded Cost	% Loss	Assignment Result
9624	6.71	Pittosporum eugenoides	35.36192814	2	77.04	$ 2,724.28	0.2	0.4	0.6	0.048	$130.77	$100	TBD	$100
9625	9.54	Pittosporum eugenoides	71.48051064	2	77.04	$ 5,506.86	0.2	0.4	0.6	0.048	$264.33	$300	TBD	$300
9626	13	Pittosporum eugenoides	132.7326	2	77.04	$10,225.72	0.3	0.6	0.5	0.09	$920.31	$900	TBD	$900
9627	8	Pittosporum eugenoides	50.2656	2	77.04	$ 3,872.46	0.3	0.6	0.5	0.09	$348.52	$300	TBD	$300
9628	7	Pittosporum eugenoides	38.4846	2	77.04	$ 2,964.85	0.3	0.6	0.5	0.09	$266.84	$300	TBD	$300
9629	10	Pittosporum eugenoides	78.54	2	77.04	$ 6,050.72	0.3	0.6	0.5	0.09	$544.56	$500	TBD	$500
9630	8	Pittosporum eugenoides	50.2656	2	77.04	$ 3,872.46	0.3	0.6	0.5	0.09	$348.52	$300	TBD	$300
9631	10	Pittosporum eugenoides	78.54	2	77.04	$ 6,050.72	0.3	0.6	0.5	0.09	$544.56	$500	TBD	$500
9632	8	Coast live oak	50.2656	3	45.46	$ 2,285.07	0.3	0.4	0.5	0.06	$137.10	$100	TBD	$100
9633	26	Monterey pine	530.9304	4	36.36	$19,304.63	0.6	0.9	0.9	0.486	$9,382.05	$9,400	TBD	$9,400
9634	13	Sweetgum	132.7326	2	77.04	$10,225.72	0.2	0.5	0.9	0.09	$920.31	$900	TBD	$900
9635	9	Pittosporum	63.6174	2	77.04	$ 4,901.08	0.2	0.5	0.9	0.09	$441.10	$400	TBD	$400
9636	36	Coast redwood	1017.8784	4	36.36	$37,010.06	0.5	0.7	0.8	0.28	$10,362.82	$10,400	TBD	$10,400
9637	27	Coast redwood	572.5566	4	36.36	$20,818.16	0.5	0.6	0.8	0.24	$4,996.36	$5,000	TBD	$5,000
9638	44	Coast redwood	1520.5344	4	36.36	$55,286.63	0.6	0.7	0.8	0.336	$18,576.31	$18,600	TBD	$18,600
9639	11	Chinese tallow	95.0334	2	77.04	$ 7,321.37	0.3	0.6	0.9	0.162	$1,186.06	$1,200	TBD	$1,200
9640	7	Chinese privet	38.4846	3	45.46	$ 1,749.51	0.2	0.5	0.9	0.09	$157.46	$200	TBD	$200
9641	13	Chinese privet	132.7326	3	45.46	$ 6,034.02	0.2	0.5	0.9	0.09	$543.06	$500	TBD	$500
9642	42	Giant sequoia	1385.4456	4	36.36	$50,374.80	0.5	0.8	0.9	0.36	$18,134.93	$18,100	TBD	$18,100

Tag #	DBH	Species	Tree Sq In	Nor Cal nursery grp	Unit Cost per Sq In	Basic Price	Physical Deteriora-tion	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost	Rounded Cost	% Loss	Assignment Result
9643	17	Coast live oak	226.9806	3	45.46	$10,318.54	0.6	0.5	0.5	0.15	$1,547.78	$1,500	TBD	$1,500
9644	22	Coast live oak	380.1336	3	45.46	$17,280.87	0.6	0.5	0.5	0.15	$2,592.13	$2,600	TBD	$2,600
9645	33	Coast live oak	855.3006	3	45.46	$38,881.97	0.6	0.6	0.5	0.18	$6,998.75	$7,000	TBD	$7,000
9646	21	Coast redwood	346.3614	4	36.36	$12,593.70	0.6	0.7	0.9	0.378	$4,760.42	$4,800	TBD	$4,800
9647	13	Mayten tree	132.7326	1	82.82	$10,992.91	0.3	0.9	0.9	0.243	$2,671.28	$2,700	TBD	$2,700
9648	9	Mayten tree	63.6174	1	82.82	$ 5,268.79	0.3	0.9	0.9	0.243	$1,280.32	$1,300	TBD	$1,300
9649	11	Smoke tree	95.0334	2	77.04	$ 7,321.37	0.5	0.8	0.9	0.36	$2,635.69	$2,600	TBD	$2,600
9650	28	Trident maple	615.7536	2	77.04	$47,437.66	0.4	0.6	0.6	0.144	$6,831.02	$6,800	TBD	$6,800
9651	21	Blue Ash	346.3614	2	77.04	$26,683.68	0.3	0.5	0.6	0.09	$2,401.53	$2,400	TBD	$2,400
9652	28	Coast live oak	615.7536	3	45.46	$27,992.16	0.5	0.7	0.6	0.21	$5,878.35	$5,900	TBD	$5,900
9653	21	Sweetgum	346.3614	2	77.04	$26,683.68	0.2	0.4	0.6	0.048	$1,280.82	$1,300	TBD	$1,300
9654	29	Southern magnolia	660.5214	3	45.46	$30,027.30	0.6	0.9	0.9	0.486	$14,593.27	$14,600	TBD	$14,600

Additional Costs	**TBD**	**$0**
Assignment Result (Rounded):		**$121,500**

*The value of the trees was determined using the Trunk Formula Method, described in the *Guide for Plant Appraisal*[5], and on the *Species Classification and Group Assignment* published by the Western Chapter, International Society of Arboriculture (ISA).

[5] Council of Tree and Landscape Appraisers, 2018. *Guide for Plant Appraisal*, 10th Edition. International Society of Arboriculture, Champaign, IL.

APPENDIX 5 – TREE PROTECTION SPECIFICATIONS

COMMUNITY DEVELOPMENT DEPT.
701 Laurel Street
Menlo Park, CA 94025
650.330.6704
2/28/2011

TREE PROTECTION SPECIFICATIONS

1. A 6" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.

2. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or City Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).

3. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization form the Project Arborist or City Arborist.

4. Where the City Arborist or Project Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

5. **Avoid the following conditions.**
   DO NOT:
   a. Allow run off of spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
   c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
   d. Allow fires under and adjacent to trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain, or rope to trees or shrubs.
   g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
   h. Apply soil sterilants under pavement near existing trees.

6. Only excavation by hand or compressed air shall be allowed within the dripline of trees. Machine trenching shall not be allowed.

7. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be handtrimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap.

8. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflictwith roots.

9. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the driplineof the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.

10. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk, may be removed or pruned by more than one-third, subject to approval ofthe required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of a Certified Arborist.

11. Any damage due to construction activities shall be reported to the Project Arborist or CityArborist within six hours so that remedial action can be taken.

12. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the treeprotection specifications, it shall be the responsibility of the Project Arborist to report the matterto the City Arborist as an issue of non-compliance.

13. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

It is required that the site arborist provide periodic inspections during construction.
Four-week intervals would be sufficient to access and monitor the effectiveness of the Tree ProtectionPlan and to provide recommendations for any additional care or treatment.

W:\HANDOUTS\Approved\Tree Protection Specifications 2009.doc

Pruter, Matthew A

From: Jonathan & Leslie
Sent: Tuesday, January 18, 2022 3:59 PM
To: Pruter, Matthew A
Subject: Comments on 1170 May Brown Proposed Development
Attachments: 1170redwood.png; 1170tree.png

Mr. Pruter -

Thank you for the chance to comment on the application for 1170 May Brown Avenue. I am Jonathan Leblang—I neighbor the property on the north side (1180 May Brown Avenue). While I look forward to having a new house and new neighbors, I wanted to express our concern about three items which I think can easily be addressed:

My first concern is construction parking and traffic. As you may know, May Brown Avenue is a non-standard street—very narrow, extremely limited parking, and an abrupt dead end without turn-around abilities. I do not want our limited parking in front of our house used for construction purposes, nor do I want to have our driveway used as a turn-around point for construction-related traffic (there is no turn-around circle available at the end of the street). I also want to ensure that our vehicles are not blocked from access to our house by construction, and that service vehicles (e.g., trash, Post Office, UPS, Amazon, FedEx, etc.) have clear access to our property.

My second and third concerns focus on trees. Since the full plans are not yet available, I base my comments on the plans shown or the Handa website at https://www.handadevelopers.com/maybrownave.html

The plans show the ADU exceedingly close to a large redwood in the corner of the property. When I recently built our ADU, we recall being told that I needed to leave at least 12 feet between the ADU and the redwood so as not to damage the redwood or its roots. From the plans shown, their ADU is super close to the redwood than would seem prudent for the well-being of that tree, which provides substantial shade and privacy to my property. What is the rule for setback of a building from a redwood?

Additionally, the plans show the outdoor BBQ in the place of a rather large tree (species unknown) that provides substantial shade, privacy, and quiet to my house—which will be even more needed given their swimming pool. I would ask that that tree not be removed to ensure that the natural surroundings and the benefit of the tree are not interrupted. The attached photo does not do justice, given it is winter.

I may have additional comments once the packet is available.

Thank you and I look forward to hearing back from you,

Jonathan Leblang


G2

G3

Pruter, Matthew A

From: Alisa Yaffa
Sent: Wednesday, January 26, 2022 2:30 PM
To: Pruter, Matthew A
Subject: Concerns about #1170 May Brown Ave proposed use permite

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Matt,

Thank you for sending the Application Submittal Notice regarding the proposed use permit to demolish the 2-story home at #1170 May Brown Avenue and construct a new 2-story home. We have not met our neighbors, and this was the first time we heard about their plans. I own and live at the home at #1160, directly next door, and would like to state some concerns, some of which are based on how I was recently affected by the demolition and construction at #1180 (2 doors down).

Parking requests/concerns:

1) **I request that no vehicle related to this project be permitted to park either in front of my property #1160 OR across the street from my property.** During construction on #1180, the entire street in front of my home (from one end of #1160 to the other) and across the street was filled with cars and trucks. This is a quiet street and we are used to having our guests park on the street in front of our house. This became immediately disrupted during the construction because the construction vehicles took up the street parking and it was a big inconvenience for our guests. But even more important, it was dangerous and difficult to back out of our driveway because (i) vehicles were packed in back-to-back on both sides of the driveway completely obstructing visibility, (ii) the street is very narrow and only actually supports only the width of 1 car when vehicles are parked on both sides (and even then, sometimes the road gets blocked and the road cannot be passed unless one vehicle is moved.) Due to this hazard, my 84-year-old mother hit one of the construction pickup trucks while backing out of our driveway and it damaged both her car and the pickup truck. Luckily she was not injured and the construction foreman understood the situation was caused by the construction vehicles and agreed to pay for half of the damage caused to my mom's car. We don't want to have a repeat of this again. Therefore, we request that no vehicles be permitted to be parked in front of #1160 or across the street from #1160 to enable safety of ingress and egress.
2) **There are only 6 homes on May Brown Ave. During the entire process I request that no vehicle related to this project be permitted to park across the street from the 6 homes.** There shouldn't be any parking on that side of the street because the street is narrow and otherwise can't support more than 1 car driving down the road at a time. Even then, with parking on both sides the street sometimes gets completely blocked and you can't passed. This is an unworkable and unsafe situation when the road gets blocked. It happened several times during the #1180 construction.

3) **I suggest you speak to the other neighbors on May Brown Ave.** They may also have important concerns about parking on May Brown Avenue, or other concerns. For, example, when #1180 was under construction, the neighbor at #1120 used to put up pylons in front of his house and enforced his own no-park zone.

Noise requests/concerns:

1) **I would like to get a response regarding mediation of noise during normal work hours and effect on my livelihood.** I work out of my home on the 2nd floor in a room where my windows are very close to, and directly overlooking, #1170. I am concerned that due to the proximity of my home office to #1170, my ability to successfully work out of my home and conduct business (which requires focus and use of phone / Zoom) will be greatly disrupted by the demolition and construction noise of this project. I do not have an offsite office or any alternate location that I can work out of during the project.

2) **I would like to get a response regarding general disruption to the use and enjoyment of my home**, including during evening and weekend hours and understand their specific plans to minimize such disruption.

3) **I would like to understand the plan for the trees** that are alongside the fence (some of which shade or hang over the fence onto our property).

4) **I am concerned that the new house might affect our current view and privacy and I would like to understand the building plans for which rooms / windows are planned to be on the first and second floors on the side of the #1170 house closest to #1160, so I can know if the plans proposed will create new new line-of-sight viewing issues into our kitchen, nook, and family room windows.** Due to the current floorpan and positioning of #1170, we had no need to cover our kitchen, dining nook and family room windows, but still have privacy and a view for enjoyment of the outdoor environment and trees. We prefer that the new building will take into account the privacy of both #1170 and #1160 so as not to require us to cover our beautiful windows and view of nature we appreciate in the side and backyard.

Thank you for reviewing my requests and concerns. I wish our new neighbors well with their planning, but have several concerns, as I hope you can appreciate.
Alisa

Pruter, Matthew A

From: Caitlin Darke
Sent: Friday, March 4, 2022 6:58 AM
To: Dong Sample, Janice
Cc: Malathong, Vanh; Peter Hartwell; Pruter, Matthew A
Subject: Re: PLN2022-00001, 1170 May Brown

Hi planners we live at 1165 San Mateo Drive directly behind 1170
may brown. We are blessed with beautiful thriving oak trees which we care for with McClenahan tree services.

We are very concerned about the ADU and our heritage oak at the back of our property. It's one of our most beloved trees.

It appears the foundation excavation will be about 7-feet from the tree. We are concerned about the health and long term vitality of the tree due to building so close to the root structure. The adu should be relocated to another space where it won't impact our heritage tree. There is plenty of room to do so and any architect familiar with heritage trees would never have placed an ADU so close to a neighboring properties heritage tree. We would like to make sure no other grading or utilities will go between the ADU and our fence. We also want to learn more about the grading plan for the Playground and routing for pool utilities. Not that it is our business but concerned about Tree 23 and 22 and the proximity of house foundation to those heritage trees

Thanks for your time and consideration of our concerns!

Caitlin Darke
1165 San Mateo Dr
Menlo Park

On Tue, Feb 22, 2022 at 5:41 PM Dong Sample, Janice <JDongSample@menlopark.org> wrote:

> Hi Matt and Vanh,
>
> I just got off the phone with Caitlin. She would like a copy of the plans for the use permit for 1170 May Brown. The link to view the plans online is broken. She is copied on this email if you could please reply back to her. Her phone number is down below also. Thanks, Janice
>
> PLN2022-00001
> 1170 May Brown Ave
>
> Janice Dong Sample
> Permit Technician
> City Hall - 1st Floor
> 701 Laurel St.
> tel 650-330-6716

menlopark.org
-----Original Message-----
From: Caitlin Darke
Sent: Friday, February 18, 2022 11:35 AM
To: Dong Sample, Janice <JDongSample@menlopark.org>
Subject: Hi

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hi Janice

Can you give me a call?

We have sent an email to the planner and also went to the website to see the plans submitted for a new house behind us on May Brown as we received a notice that a new house is going up and we aren't getting any responses

Can you help

Caitlin Darke
650-388-8449 cell

Pruter, Matthew A

From: Dan Finlay
Sent: Tuesday, August 9, 2022 3:24 PM
To: Pruter, Matthew A
Subject: 1170 May Brown Ave, 94024 .....Planning Commission Aug. 15,2022

Matt,
Left voice mail; relating to 1170 for demo. permit and the logistics of our narrow DEAD end street. It would be of great relief to 6 residence who live on this narrow road of 15 foot wide street and very poor access to egress Santa Cruz Ave.

I would like to show you what problems will occur when this project begins.

1. There is no turn around OR unless the very large hedge and other plants are removed edging May Brown to allow the equipment to have a greater turning radius to turn on 1170. Otherwise, we will have to listen to the 10 wheel dump trucks and all other equipment - backing down our street beep, beep, beep all day long.
2. Access to Santa Cruz will require manpower to stop, redirect and cause delays in traffic flow etc.
3. Emergency/Fire equipment access will become even more difficult with all congestion on our street.

If you would like to discuss and make this project more tolerable for my neighbors.....it should be done in person!!
Thank you,
Dan Finlay
1110 May Brown Ave., M.P. 94025
650/704-3332

STAFF REPORT

Planning Commission
Meeting Date: **8/15/2022**
Staff Report Number: **22-045-PC**
Public Hearing: **Use Permit/Rico Huo/510 Pope Street**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence and construct a new two-story residence on a substandard lot with regard to minimum lot area and width in the R-1-U (Single Family Urban Residential) zoning district. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

Using Pope Street in a north-south orientation, the subject property is located on the eastern side of Pope Street, between Elm and Walnut Streets, in the Willows neighborhood. A location map is included as Attachment B.

Houses along Pope Street include both one- and two-story residences. While most residences in the neighborhood are one story in height, some two-story residences exist as a result of new development and older residences containing second-story additions. The residences mainly reflect a ranch or traditional architectural style, with some contemporary-style residences. The neighborhood features predominantly single-family residences in the R-1-U (Single Family Urban Residential) district.

Analysis

Project description

The property is currently occupied by a one-story residence with a detached two-car garage. The lot is substandard with regard to lot width (50 feet provided; 65 feet minimum) and lot area (6,250 square feet provided; 7,000 square feet minimum). The relatively narrow lot configuration results in the existing residence being nonconforming with regard to the left side setback.

The applicant is proposing to demolish the existing one-story residence and construct a new two-story residence. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The proposed residence would have a total of four bedrooms and three bathrooms. The first floor of the residence includes a front-loading single-car garage, bedroom, bathroom, and shared living space, including the kitchen, dining room, and family room. The second floor includes three bedrooms, and two bathrooms. The required parking for the residence would be provided by the attached one-car garage and an adjacent uncovered parking space. A covered porch is proposed at the front to access the residence.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note with regard to Zoning Ordinance requirements:

- The proposed floor area for the residence is 2,792.6 square feet, where 2,800 square feet is the maximum allowable FAL.
- The second-story would be limited in size relative to the development, with a floor area of 1,104.2 square feet, representing approximately 39 percent of the maximum FAL, where 50 percent is the maximum allowed.
- The proposed building coverage, would be 1,731 square feet, approximately 27.7 percent of the lot area, where 35 percent is the maximum allowed.
- The proposed residence would be 26.7 feet in height, where 28 feet is the maximum allowed.

The proposed residence would have a 25-foot front setback and a rear setback of approximately 42 feet, where 20 feet is required for both. The proposed residence would correct the existing nonconforming side setback conditions at the left side of the lot, meeting the required five-foot setback on both sides. The proposed second story would be mostly stepped back from the first story and features varied wall depths to minimize massing and increase separation from neighboring properties.

The proposal would comply with the daylight plane, with one intrusion which may be permitted on lots less than 10,000 square feet in size. The right side gable would intrude into the daylight plane four feet, four inches, where 10 feet is the maximum permitted intrusion when the required side yard setback is five feet. The length of the gable intrusion into the daylight plane would be 16 feet where 30 feet is the maximum permitted.

Design and materials

The applicant states that the proposed residence would be constructed in a contemporary farmhouse style with horizontal lap siding on the lower exterior façade and vertical board and batten siding on the upper floor. The windows would be gridded, aluminum clad wood windows with simulated divided lites. Roofing is proposed to be composite shake covering the gable and hip roof forms. The second-story windows would have sill heights with a minimum of three feet, three inches to a maximum of five feet, six inches. The garage would have a wood carriage-house style overhead door.

Staff believes that the scale, materials, and style of the proposed residence would result in a consistent aesthetic approach and are generally consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

Flood zone

The subject property is located within the “AE” zone established by the Federal Emergency Management

Agency (FEMA). Within this zone, flood-proofing techniques are required for new construction and substantial improvements of existing structures. Stated in general terms, the finished floor must be at least one foot above the base flood elevation (BFE). The Public Works Department has reviewed and tentatively approved the proposal for compliance with FEMA regulations. The sections (Plan Sheet A.7 in Attachment D) show the BFE (33.9 feet) in relation to the existing average natural grade (approximately 33.27 feet) and the finished floor elevation (34.91 feet).

Trees and landscaping

The applicant has submitted an arborist report (Attachment F), detailing the species, size, and conditions of on-site and nearby heritage and non-heritage trees. The arborist report highlights a total of five trees on and around the subject property. There are two trees (Trees #1and 5) located on the subject property, with Trees # 2 and #3 being street trees and Tree #4 located on the neighbor's property. Two of these trees (trees #2 and #3) are proposed for removal and the removal justifications are summarized below, as noted in the arborist report:

- Tree #1 – Heritage tree proposed for retention
- Tree #2 – Heritage southern magnolia street tree proposed for removal due to conflict with proposed driveway
- Tree #3 – Heritage southern magnolia street tree recommended for removal by the City Arborist due to poor health and the impact of proposed new driveway construction in close proximity. Tree #3 is to be replaced with a 24-inch Frontier Elm near the same location.
- Tree #4 – Non-heritage tree on neighbor's property
- Tree #5 – Heritage camphor tree proposed for retention

The City Arborist has reviewed and approved heritage tree removal permits (HTR2021-00195 and HTR2022-00085) for the two street trees (trees # 2 and #3). The arborist report includes tree protection recommendations for the pre-construction, construction, and post-construction phases of the project. These arborist recommendations include the establishment of a tree protection zone for Trees #1, guidance for preventing root damage, and guidance for pruning (less than 25 percent) of branches, amongst other specifications. As part of the project review process, the arborist report was reviewed by the City Arborist. Implementation of all recommendations to mitigate impacts to the heritage trees identified in the arborist report would be ensured as part of condition 8.

The project proposes the planting of nine, 15-gallon Carolina cherry replacement screening trees in locations at the rear and sides of the proposed residence.

Correspondence

Within the project description letter (Attachment E), the applicant states that they have reached out to seven neighbors, four of them being immediate neighbors, including mailed and hand delivered letters to these properties with invitation for discussion and project review. According to the applicant, one of the neighbors at 508 Pope had concerns about the massing of the proposed residence as well as concerns about privacy and noise. As described in the project description letter, the applicant took steps to address these concerns. As of the publication of this report, staff has not received any direct correspondence regarding the project.

Conclusion

Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood. The contemporary farmhouse style would be generally attractive and well-proportioned, and the second floor inset, complemented by proposed screening trees, would help increase privacy while reducing the perception of mass. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution of Approval Adopting Findings for project Use Permit, including project Conditions of Approval
   Exhibits to Attachment A
   - A. Project Plans (See Attachment D to this (August 15, 2022) Planning Commission Staff Report)
   - B. Conditions of Approval
   - C. Project Description Letter (See Attachment E to this (August 15, 2022) Planning Commission Staff Report)

B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Arborist Report

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Fahteen Khan, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING ONE-STORY RESIDENCE AND CONSTRUCT A NEW TWO-STORY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH AND AREA IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting to demolish an existing one-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district (collectively, the "Project") from Rico Huo ("Applicant" and "Owner"), located at 510 Pope Street (APN 062-381-030) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter which are attached hereto as Exhibit A and Exhibit C, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-U district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by A Plus Tree Care & Sustainability which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on August 15, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit to demolish an existing one-story residence and construct a new two-story residence on a substandard lot is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because the construction of a two-story residence is allowed to be constructed on a substandard lot subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.
    b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum and is provided as such for the residence.
    c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood and designed such that privacy

concerns would be addressed through landscaping and second story setbacks greater than the minimum required setbacks in the R-1-U district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2021-00053, which Use Permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit C, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit B.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures).

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 15, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 15th day of August, 2022.

_____

Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

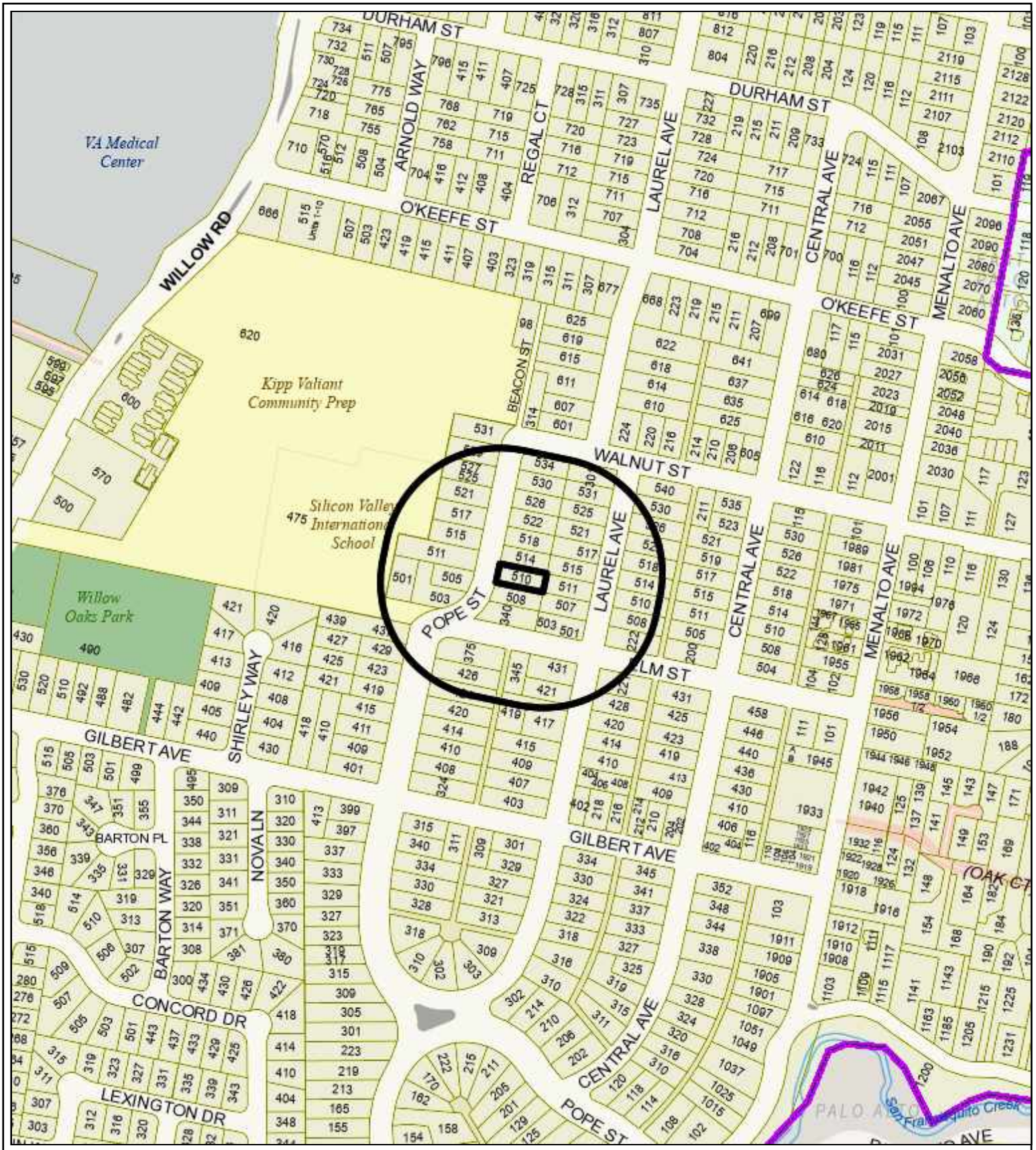
Exhibits

A. Project Plans
B. Conditions of Approval

LOCATION: 510 Pope Street	**PROJECT NUMBER:** PLN2021-00053	**APPLICANT:** Rico Huo	**OWNER:** Rico Huo

PROJECT CONDITIONS:

1. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 15, 2023) for the use permit to remain in effect.
2. Development of the project shall be substantially in conformance with the plans prepared by Oasis Design consisting of 12 plan sheets, dated received July 8, 2022 and approved by the Planning Commission on August 15, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
3. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
4. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
5. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
6. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
7. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
8. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by A Plus Tree Care & Sustainability, dated revised April 28, 2022.
9. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
10. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.



City of Menlo Park

Location Map
510 Pope Street

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 8/15/2022 | Sheet: 1

510 Pope Street – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	6,250 sf	6,250 sf	7,000 sf min
Lot width	50 ft	50 ft	65 ft min
Lot depth	125 ft	125 ft	100 ft min
Setbacks			
Front	25.0 ft	25.4 ft	20 ft min
Rear	42.3 ft	67.0 ft	20 ft min
Side (left)	5.0 ft	4.5 ft	5.0 ft
Side (right)	5.0 ft	8.4 ft	5.0 ft min
Building coverage	1,731.0 sf 27.7 %	1,868.0 sf 29.9 %	2,187.5 sf max 35.0 % max
FAL (Floor Area Limit)	2,792.6 sf	1,779.5 sf	2,800 sf max
Square footage by floor	1,449.5 sf-1st 1,104.2 sf-2nd 238.9 sf-garage 42.7 sf-porch	1,203.5 sf-1st 0.0 sf-2nd 576.0 sf-garage	
Square footage of buildings	2,835.3 sf	1,779.5 sf	
Building height	26.8 ft	15.0 ft	28 ft max
Parking	1 covered space,1 uncovered space,	2 covered spaces	1 covered and 1 uncovered space
Note: Areas shown highlighted indicate a nonconforming or substandard situation			

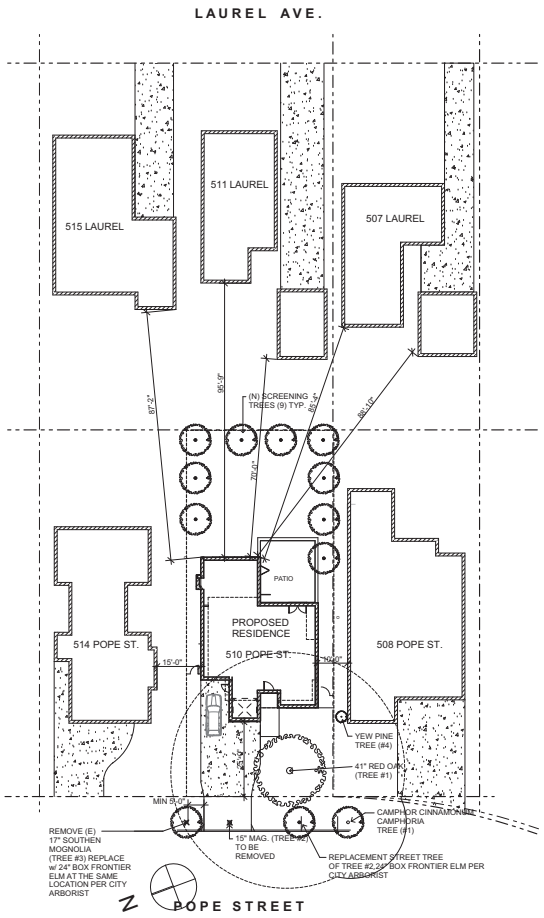
Trees					
Heritage trees	4*	Non-Heritage trees	1**	New trees	9
Heritage trees proposed for removal	2	Non-Heritage trees proposed for removal	0	Total Number of trees	12

* Of which two are street trees (tree #2 and #3)

** Of these trees, one is located on the neighboring property.

STREETSCAPE
SCALE 1" = 16'-0"

GRAPHIC SCALE
16 0 8 16 32
(IN FEET)
1 INCH = 16 FT



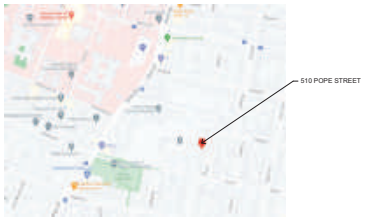
AREA PLAN
SCALE 1" = 20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FEET

FEMA:

a. A POST-CONSTRUCTION ELEVATION CERTICATE WILL BE REQUIRED PRIOR TO FINAL INSPECTION FOR ALL APPLICABLE PROJECTS IN THE FLOOD ZONE.
b. FLOOD DESIGNATION BASE FLOOD ELEVATION (BFE), AND DESIGN FLOOD ELEVATION (DFE), HEREBY DEFINED AS THE BFE PLUS 12" MINIMUM FREEBOARD
c. FLOOD NOTES:
THE PROJECT WILL BE DESIGNED TO COMPLY WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTER 12 SECTION 42.

VICINITY MAP



CODE DATA

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

DEFERRED ITEMS:
AUTOMATIC FIRE SPRINKLER SYSTEM TO BE UNDER SEPARATE PERMIT ISSUED BY THE FIRE DEPARTMENT

PROJECT INFORMATION

PROJECT:	CONSTRUCTION OF A NEW TWO (2) STORY SINGLE FAMILY RESIDENCE WITH A COVERED ATTACHED ONE (1) CAR GARAGE AND ONE (1) UNCOVERED PARKING
OWNER:	HUO FAMLY TRUST 311 LINFIELD DR. MENLO PARK, CA. 94025
ARCHITECT:	OASIS DESIGN RICO HUO 405 EL CAMINO REAL, #353 CA. LIC. #C23964
CONTACT:	RICO HUO TEL: 650-224-0066
ZONING:	R-1-U
LOT AREA:	50.00' x 125.00' = 6,250.00 SF
OCCUPANCY GROUP:	R-3 / U
EXISTING HOUSE BUILT IN:	1939
FLOOR ZONE:	AE
BASE FLOOD ELEVATION (BFE)	33.9'
TYPE OF CONSTRUCTION:	TYPE V-B, NON-RATED
HEIGHT LIMIT:	28'-0"
MAXIMUM FLOOR AREA:	2,800.00 S.F.
MAXIMUM LOT COVERAGE:	2,187.50 S.F.
EXISTING FLOOR AREA:	
EXISTING RESIDENCE:	1,203.50 SF
EXISTING DETACHED GARAGE/STORAGE:	576.00 SF
TOTAL EXISTING FLOOR AREA:	1,868,00 SF
EXISTING LOT COVERAGE:	
EXISTING RESIDENCE / GARAGE:	1,779.50 SF
EXISITNG FRONT COVERED PORCH:	88.50 SF
EXISTING LOT COVERAGE (29.98%)	1,868.00 SF
PROPOSED NEW RESIDENCE:	
GARAGE AREA:	238.88 SF
FIRST FLOOR AREA:	1,449.47 SF
SECOND FLOOR AREA:	1,104.22 SF
TOTAL FLOOR AREA:	2,792.57 SF
MAXIMUM LOT COVERAGE RATIO:	35% OR 2,187.5 SF
GARAGE AREA:	238.88 SF
FIRST FLOOR:	1,449.47 SF
CHIMNEY:	7.50 SF
FRONT ENTRY:	29.17 SF
PROPOSED LOT COVERAGE:	1,725.02 SF
EXISITNG PAVED AREA: (26.72%)	1,670/00 SF
EXISITNG LANDSCAOE AREAI (43.39%)	2,712.00 SF
EXISTING PARKING:	2 - COVERED
PROPOSED PAVED AREA: (24.60%)	1537.98 S.F.
PROPOSED LANDSCAPE AREA (47.79%):	2,987.00 SF
PROPOSED PARKING:	1 - UNCOVERED, 1 COVERED

SHEET INDEX

REVISIONS	BY

OASIS DESIGN
architecture and planning
650-224-0066
405 el camino real, #353, menlo park, ca 94025

NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

DATE: JUNE 11, 2021
SCALE: AS NOTED
DRAWN BY: RH
CHECKED BY:
SHEET: A.1

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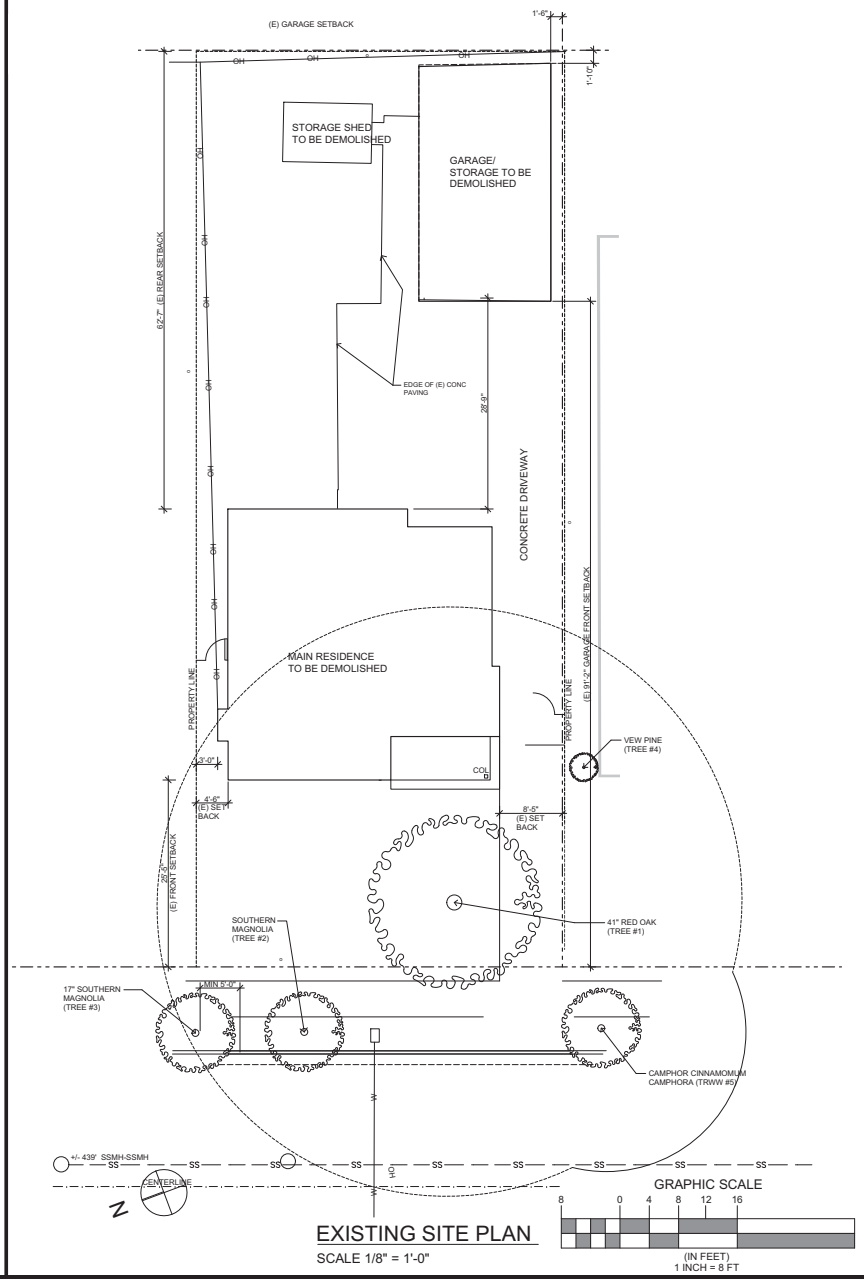

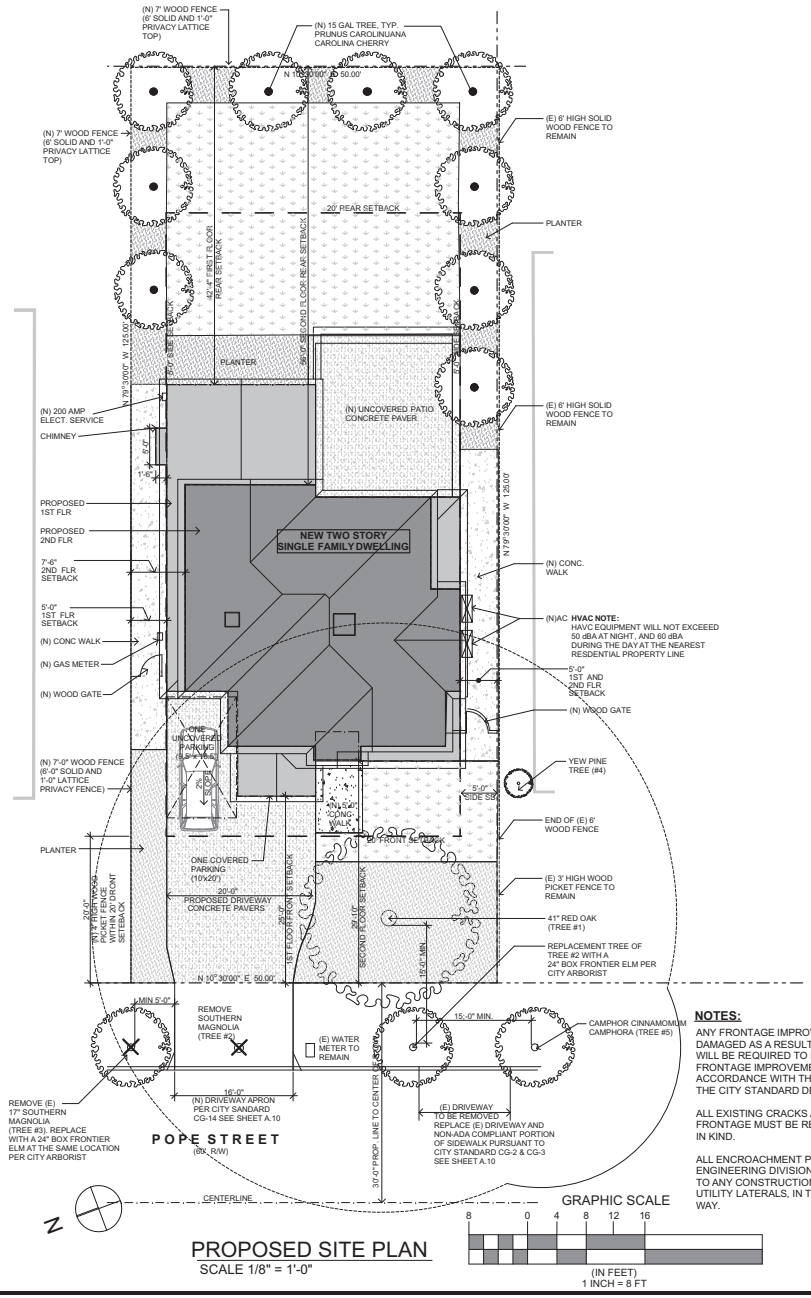

NOTES:

ANY FRONTAGE IMPRO\ ..._NTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

ALL EXISTING CRACKS AND DAMAGES ON ITS FRONTAGE MUST BE REPAIRED OR REPLACE IN KIND.

ALL ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

REVISIONS	BY

OASIS DESIGN
architecture and planning
405 el camino real, #353, menlo park, ca 94025
650-224-0066

NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

DATE	JUNE 11, 2021
SCALE	AS NOTED
DRAWN BY	RH
SHEET	A.2

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D2

VIEW 1- WEST (FRONT)

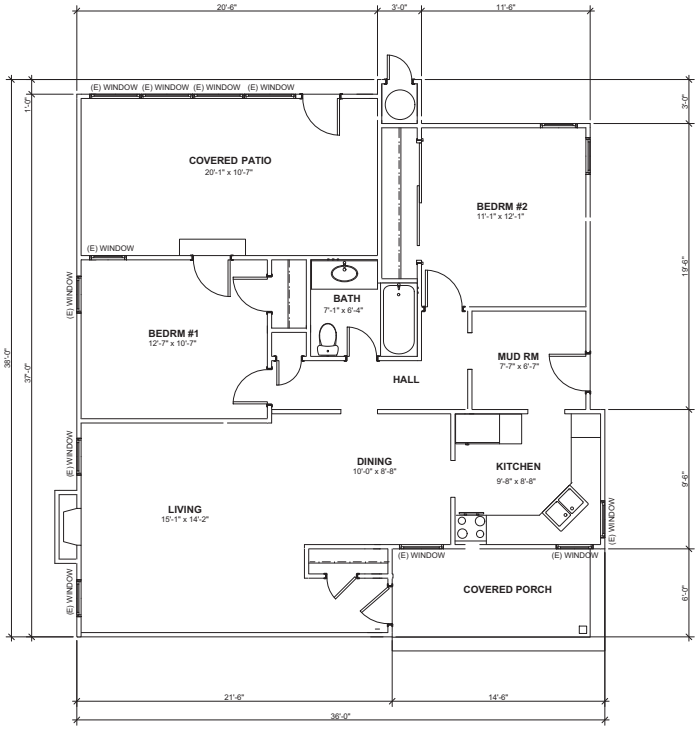
VIEW 2- SOUTH (RIGHT)

VIEW 3- EAST (REAR)

VIEW 4- NORTH (LEFT)

VIEW 5- WEST (GARAGE FRONT)

VIEW 6- NORTH (GARAGE LEFT)



NOTE:
THE EXISTING RESIDENCE AND EXISTING DETACHED GARAGE ARE PROPOSED FOR REMOVAL

EXISTING FLOOR AREA:

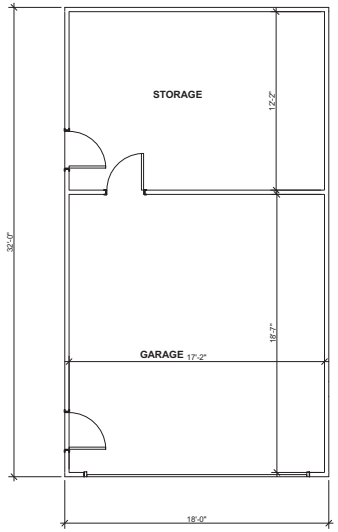
(E) RESIDECE	1,203.50 S.F.
(E) DETACHED GARAGE / STORAGE	576.00 S.F.
TOTAL (E) FLOOR AREA:	1,779.50 S.F.
(E) LOT COVERAGE (29.96%)	
(E) RESIDENCE	1,779.50 S.F.
(E) FRONT COVERED PORCH:	88.50 S.F.
(E) LOT COVERAGE (29,98%)	1,868.00 S.F.

HIEIGHT OF (E) BUILDINGI 15'-0" ABOVE GRADE
(E) ROOF PITCHI 5:12 PITCH

EXISTING FLOOR PLAN (TO BE DEMOISHED)

SCALE: 1/4" = 1'-0"

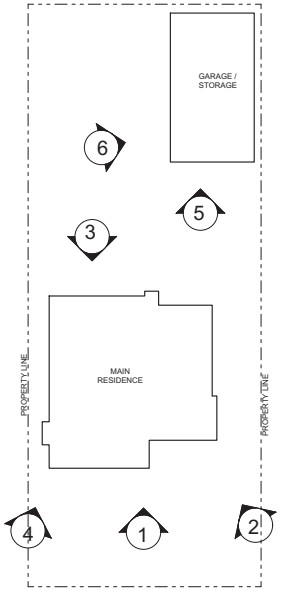
4 0 2 4 8 16
(IN - FEET)
1 INCH = 4 FEET



EXISTING GARAGE PLAN (TO BE DEMOISHED)

SCALE: 1/4" = 1'-0"

4 0 2 4 8 16
(IN - FEET)
1 INCH = 4 FEET



SITE PHOTO KEY

NO SCALE

SEE EXISTING SITE PLAN SHEET A2 FOR SCALED LOCATION ON THE SITE PLAN

REVISIONS	BY

OASIS DESIGN
architecture and planning
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650-224-0066

NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

JUNE 11, 2021
AS NOTED
RH

A.3

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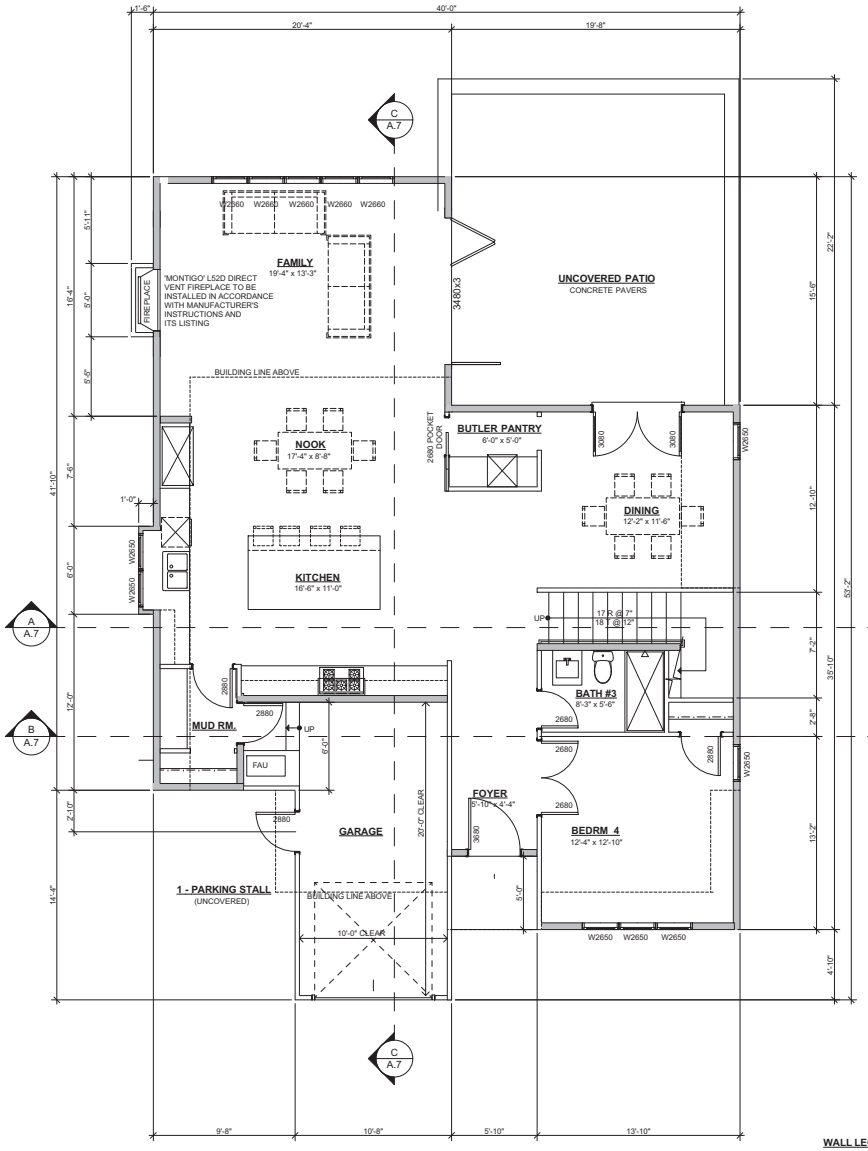
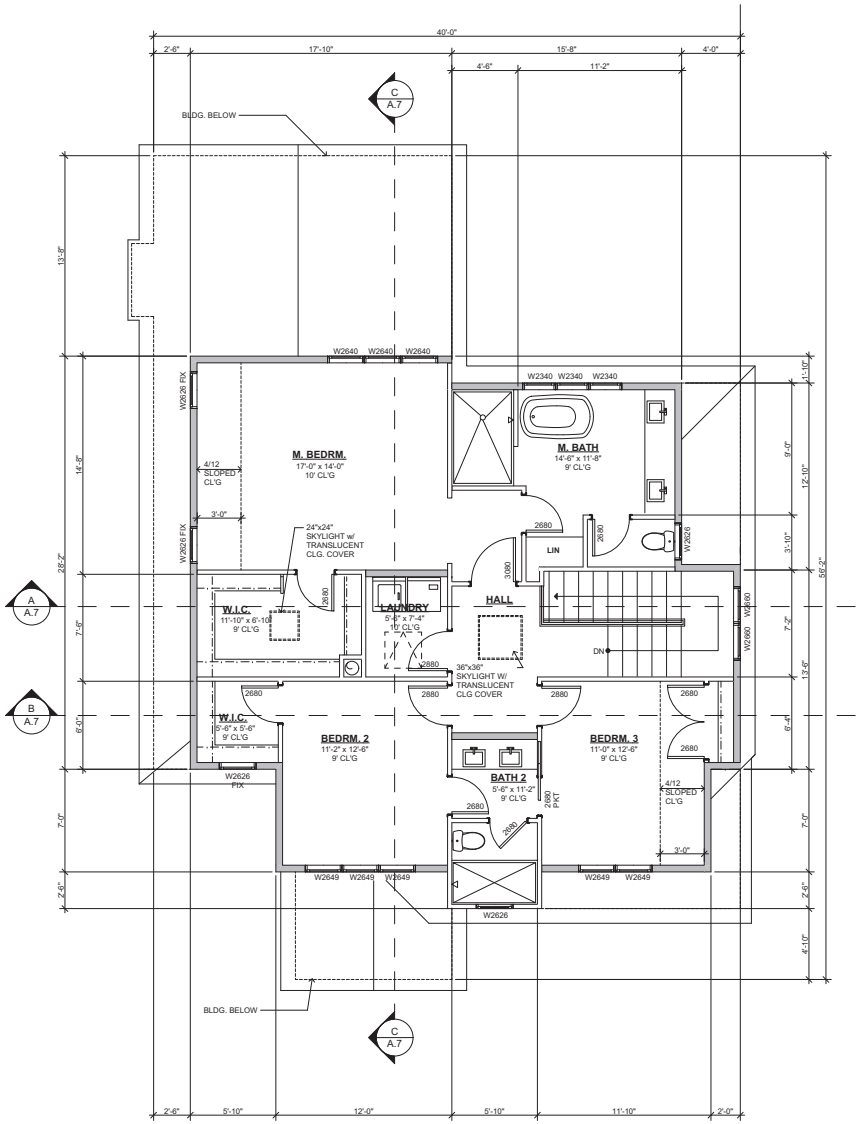


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

GRAPHIC SCALE
4 0 4 8 16
(IN FEET)
1 INCH = 4 FEET

WALL LEGEND
2x4 WALLS
2x6 WALLS



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

GRAPHIC SCALE
4 0 4 8 16
(IN FEET)
1 INCH = 4 FEET

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405 el camino real, #353, menlo park, ca 94025
650-224-0066

NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

DATE: JUNE 11, 2021
SCALE: AS NOTED
DRAWN BY: RH
SHEET: A.4

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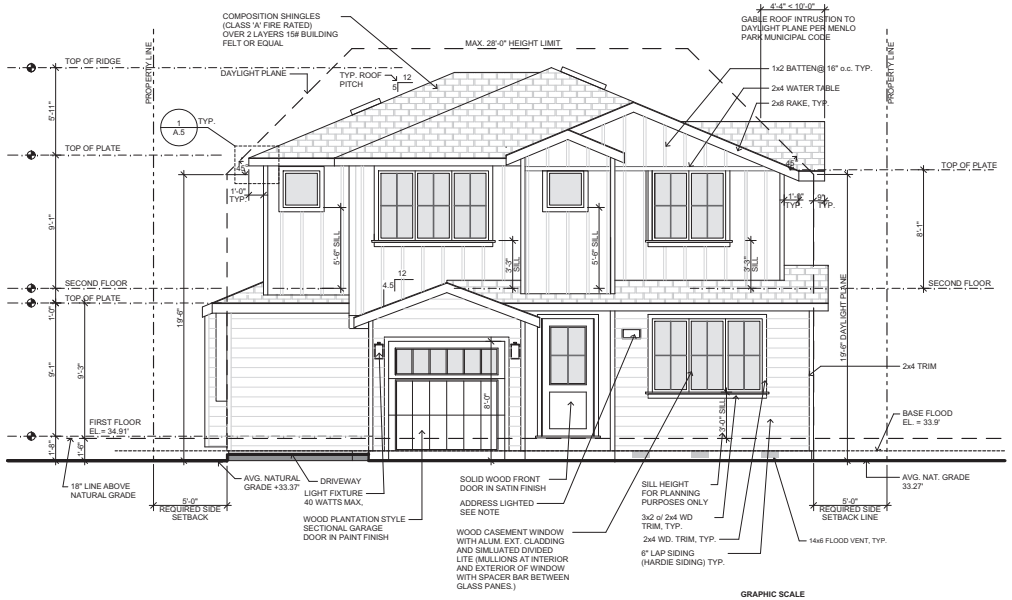
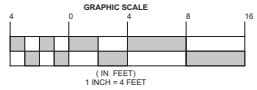
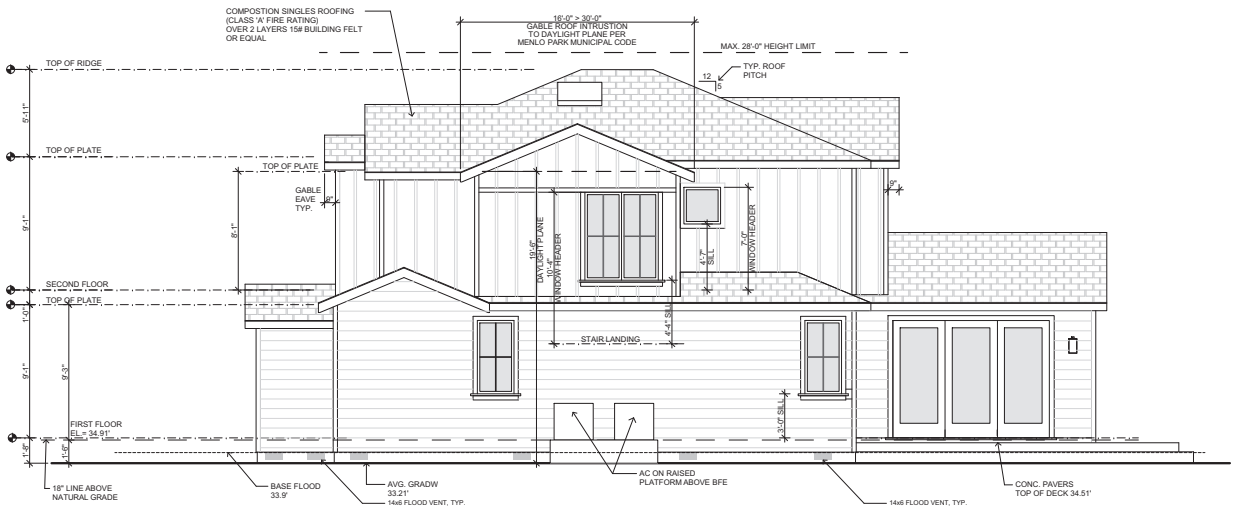
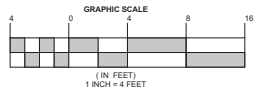


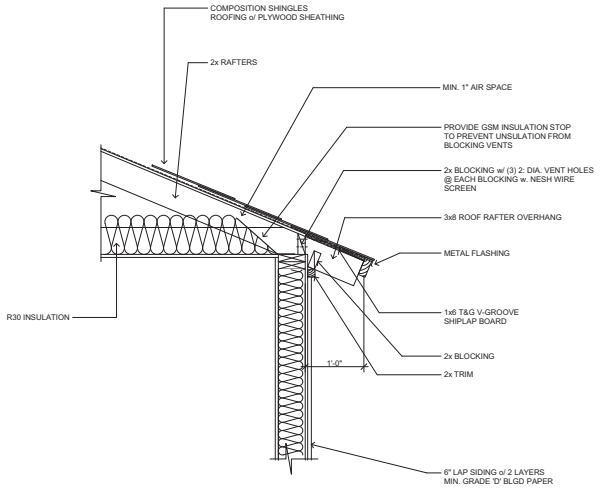
(WEST) FRONT ELEVATION
SCALE: 1/4" = 1'-0"





(SOUTH) RIGHT ELEVATION
SCALE: 1/4" = 1'-0"





1 ROOF EAVE DETAIL
SCALE: 1" = 1'-0"

NOTES:

BUILDING ADDRESS

NUMNERS AND ADDRESS SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLANLY VISIBLE AND LEGIBLE FRONT OF THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM 4" HIGH WITH A MINIMUM OF ONE-HALF INCH STROKE AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLIMINATED IN ALL NEW CONSTRUCTION ALTERATIONS OR REPAIR OF EXISTING COMSTRUCTION. RHE POWER SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.

PROTECTION OF WOOD

PROTECTION OF WOOD AND WOOD BACED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVAIVE-TREATED IN ACCORDANCE WITH AWPA UI FOR THE SPECIES PRODUCT. PRESERVATIVE AND END USE PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWOA UL.

WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 3" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILIAR HORIZINTAL SURFACES EXPOSED TO WEATHER.

FEMA FLOOD VENT NOTE

NON-HABITABLR ENCLOSURES USED SOLEY FOR STORAGE OR PARKING, (SUCH AS A CRAWLSPACE OR GARAGE), ARE ALLOWED BELOW DFE. PROVIDED THAT THE ENCLOSURE IS ADEQUATELY WET-FLOOR PROOFED TO ALLOW FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER.

1ST FLOOR AREA = 1,449 S.F. REQUIRES 1,449 SQ. IN. FLOOD VENT OPENING AREA,
FLOOD VENT OPENING AREA = 1,449 SQ. IN. DIVIDED BY 14"x6" = 17.25
= 18 VENTS TOTAL
GARAGE AREA = 238 S.F. REQUIRES 238 SQ. IN. FLOOD VENT OPENIG AREA
FLOOD VENT OPENING AREA = 238 SQ. IN. DIVIDED BY 14"x6" = 2.83
= 3 VENTS TOTAL

THE BOTTOM OF ALL VENTS SHALL BE NO MORE THAN 12" ABOVE THE LOWEST ADJACENT GRADE AND THE TOP OF THE VENTS SHALL BE AT OR BELOW BFE.

FEMA NOTE:

NO UTILITIES e.g.GAS, ELECTRIC, AC UNITS, ELECTRICAL CONDUITS ARE PERMITTED BELOW THE DFE.

REVISIONS	BY

OASIS DESIGN
architecture and planning
405 el camino real, #353, menlo park, ca 94025
650-224-0066

NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

DATE: JUNE 11, 2021
SCALE: AS NOTED
DRAWN BY: RH
JOB NO.:
SHEET: A.5

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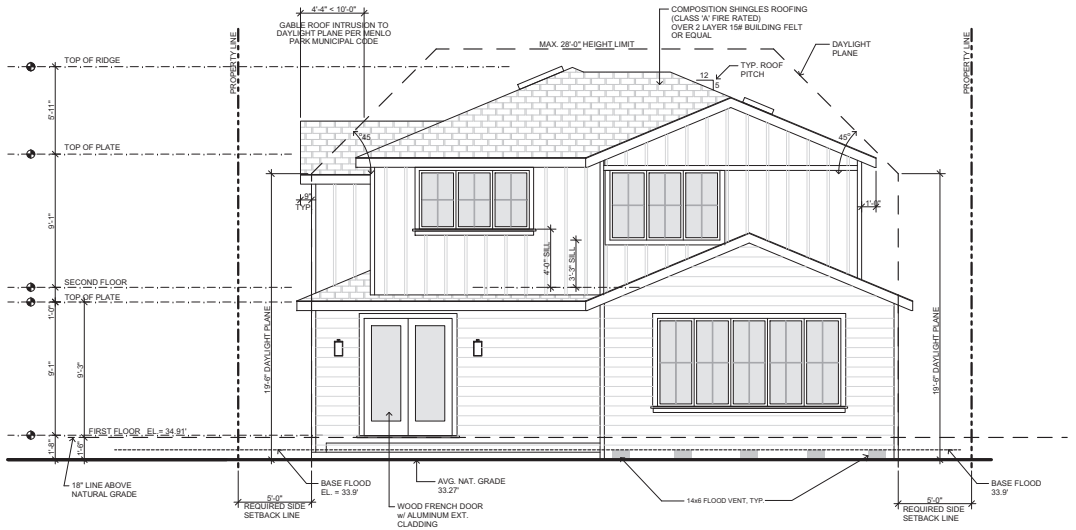


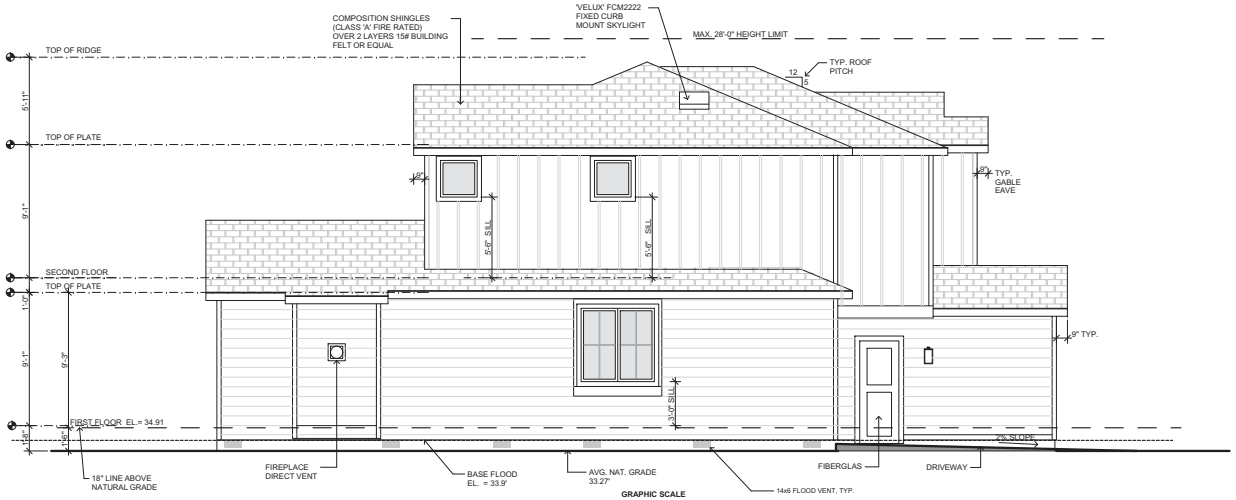
(EAST) REAR ELEVATION

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE

4 0 4 8 16

(IN FEET)
1 INCH = 4 FEET



(NORTH) LEFT ELEVATION

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE

4 0 4 8 16

(IN FEET)
1 INCH = 4 FEET

REVISIONS	BY

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650-224-0066

NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

DATE: JUNE 11, 2021
SCALE: AS NOTED
DRAWN BY: RH
SHEET: A.6

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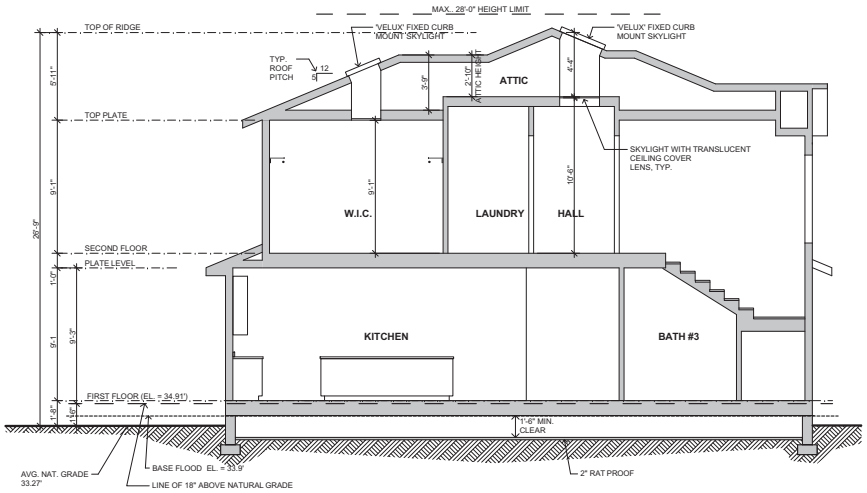
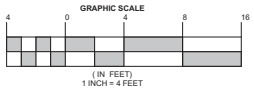
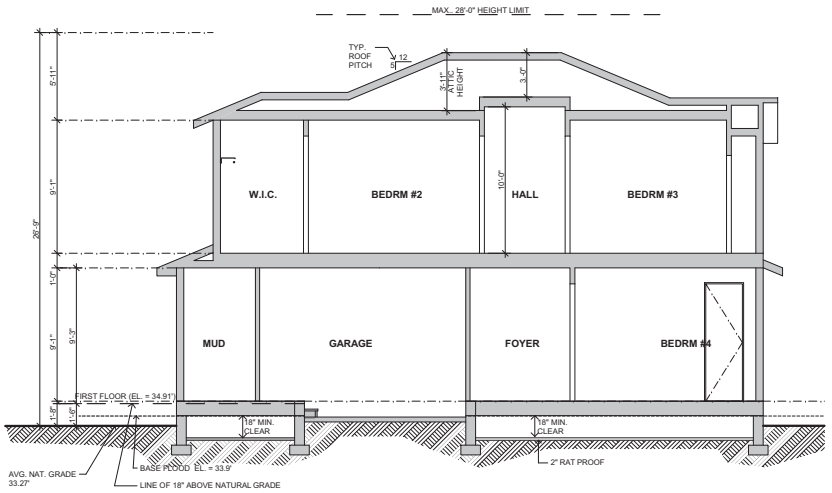
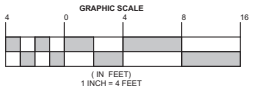


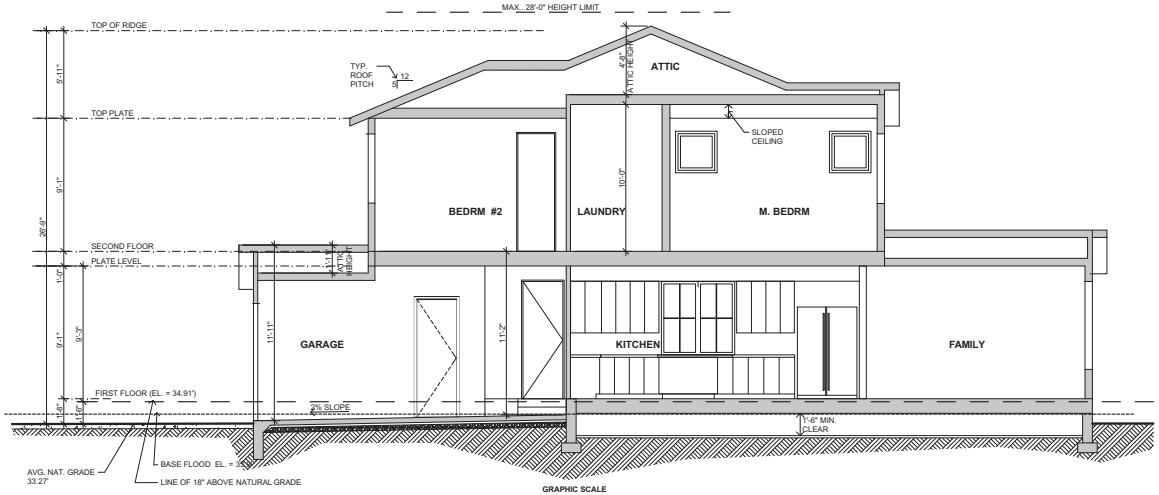
A PROPOSED BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



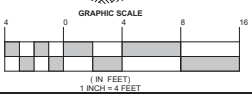


B PROPOSED BUILDING ELEVATION
SCALE: 1/4" = 1'-0"





C PROPOSED BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



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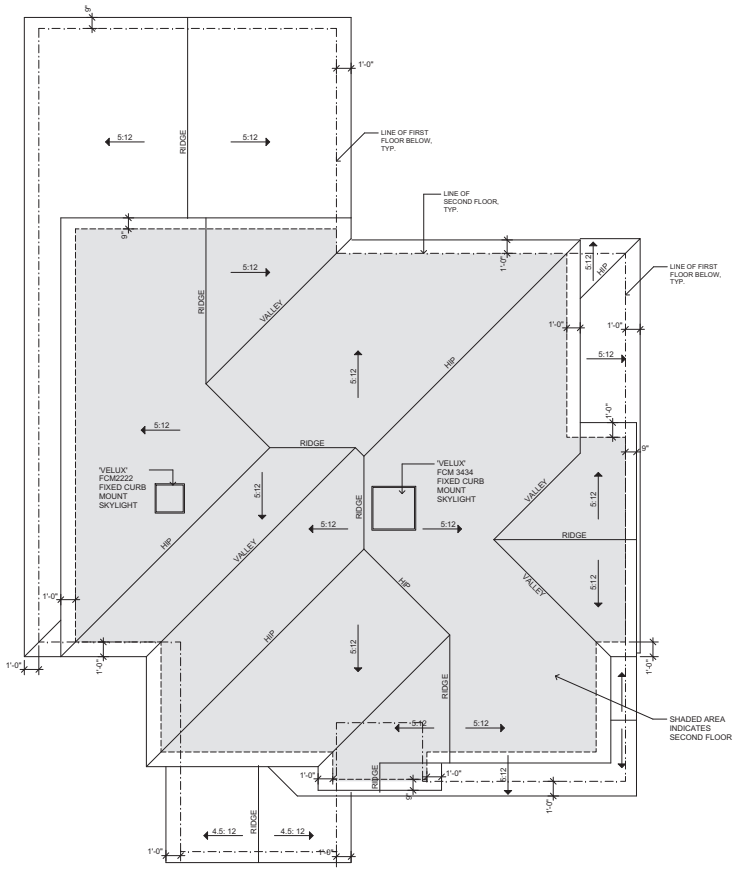
OASIS DESIGN
architecture and planning
650-224-0066
405 el camino real, #353, menlo park, ca 94025

NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

JUNE 11, 2021
AS NOTED
RH

A.7



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
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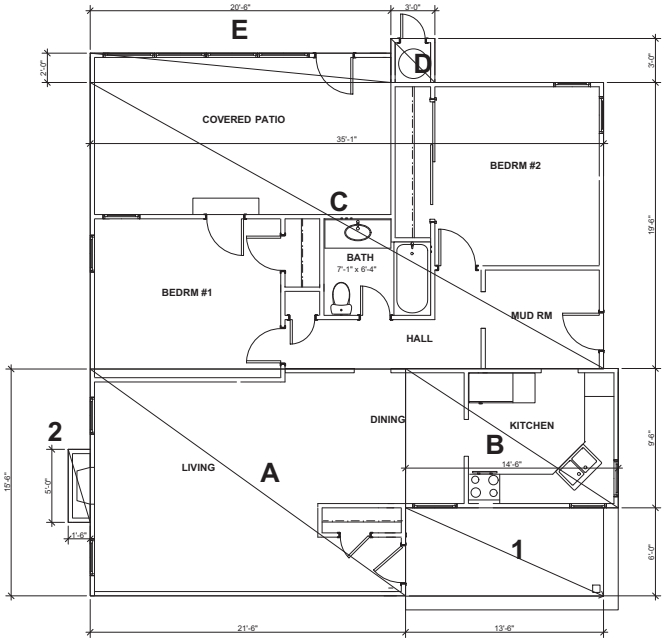
(IN FEET)
1 INCH = 4 FEET



EXISTING FIRST FLOOR AND LOT COVERAGE CALCULATIONS
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
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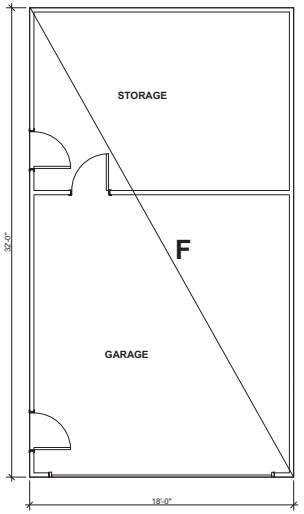
(IN FEET)
1 INCH = 4 FEET



EXISTING GARAGE
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
4 0 4 8 16
(IN FEET)
1 INCH = 4 FEET

(E) FLOOR CALCULATIONS:		
	DIMENSION	SQUARE FOOTAGE
A	21'-6" x 15'-6"	333.25 SF
B	14'-6" x 9'-6"	137.75 SF
C	35'-1" x 19'-6"	682.50 SF
D	3'-0" x 3'-0"	9.00 SF
E	20'-6" x 2'-0"	41.00 S.F.
TOTAL FLOOR AREA:		1,203.50 SF:
	DIMENSION	SQUARE FOOTAGE
F	18'-0" x 32'-0"	576.00 SF
TOTAL GARAGE AREA:		576.00 SF:
TOTAL GARAGE AREA:		576.00 SF:
TOTAL EXISTING FLOOR AREA:		1,779.50 SF:

(E) COVERAGE CALCULATIONS:		
	DIMENSION	SQUARE FOOTAGE
1	13'-6" x 6'-0"	81.00 SF
2	1'-6" x 5'-0"	7.50 SF
TOTAL AREA		88.50 SF
TOTAL EXISTING COVERAGE		1868.00 SF

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NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

DATE: JUNE 11, 2021
SCALE: AS NOTED
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SHEET: A.8

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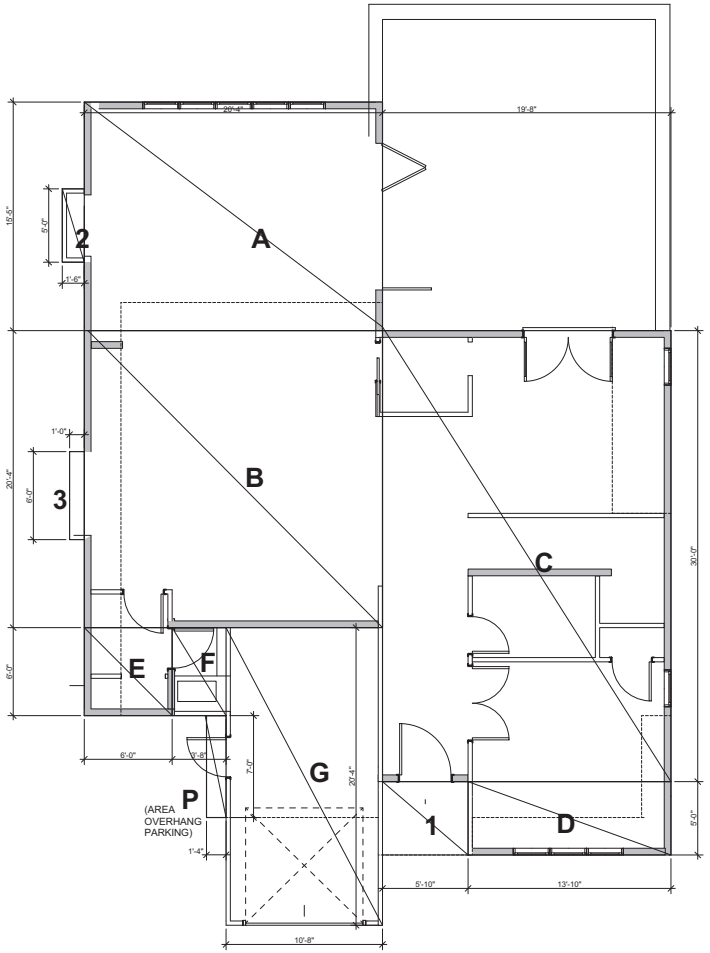


FIRST FLOOR AREA CALCULATIONS

SCALE: 1/4" = 1'-0"

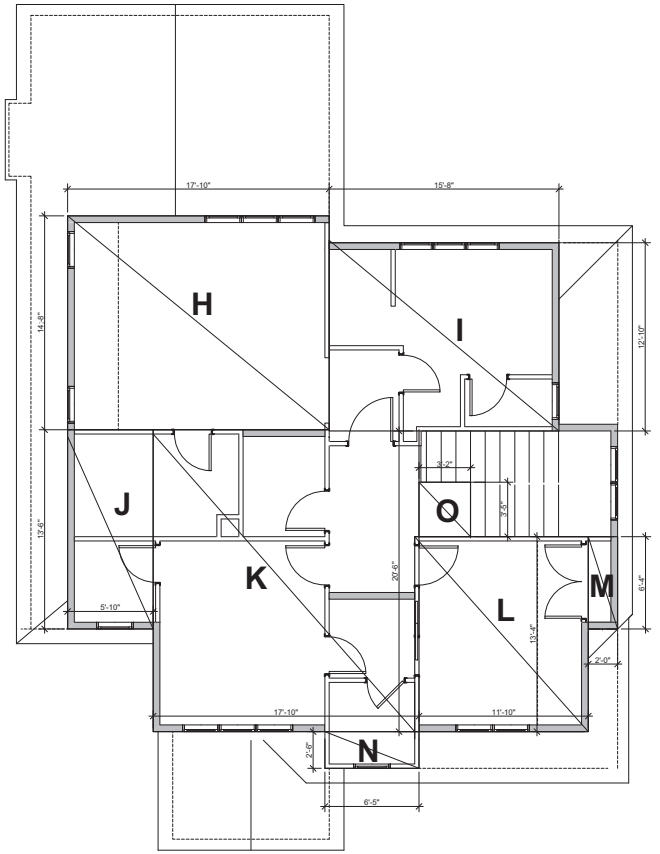
GRAPHIC SCALE
4 0 4 8 16
(IN FEET)
1 INCH = 4 FEET

(N) FLOOR CALCULATIONS

	DIMENSION	SQUARE FOOTAGE
A	20'-4" x 15'-6"	315.16 SF
B	20'-4" x 20'-4"	413.44 SF
C	19'-8" x 30'-10"	606.38 SF
D	13'-10" x 5'-0"	69.16 SF
E	6'-0" x 6'-0"	36.00 SF
P	1'-4" x 7'-0"	9.33 SF
TOTAL 1ST FLOOR AREA		1,449.47 SF
	DIMENSION	SQUARE FOOTAGE
F	3'-8" x 6'-0"	22.00 SF
G	10'-8" x 20'-4"	216.88 SF
]		
TOTAL GARAGE AREA		238.88 SF
	DIMENSION	SQUARE FOOTAGE
H	17'-10" x 14'-8"	261.55 SF
I	15'- 8" x 12'-10"	201.05 SF
J	5'-10" x 13'-6"	78.75 SF
K	17'-10" x 20'-6"	365.58 SF
L	11'-10" x 13'-4"	157.77 SF
M	2'- 0" x 6'- 4"	12.66 SF
N	6'- 5" x 2'-6"	16.04 SF
O	3'-5" x 3'-2"	10.82 SF
TOTAL 2ND FLOOR AREA		1104.22 SF
TOTAL PROPOSED FLOOR AREA		2,792.57 SF (2,800.00 SF MAX F.A.R)

(N) COVERAGE CALCULATIONS

	DIMENSION	SQUARE FOOTAGE
1	5'-10" x 5'-0"	29.16 SF
2	1'-6" x 5'-0"	7.50 SF
3	1'-0" x 6'-0"	6.00 S.F.
TOTAL AREA		42.66 SF
TOTAL COVERAGE		1,731.01 S.F.



SECOND FLOOR AREA CALCULATIONS

SCALE 1/4" = 1'-0"

GRAPHIC SCALE
4 0 4 8 16
(IN FEET)
1 INCH = 4 FEET

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NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

DATE: JUNE 11, 2021
SCALE: AS NOTED
DRAWN BY: RH
SHEET: A.9

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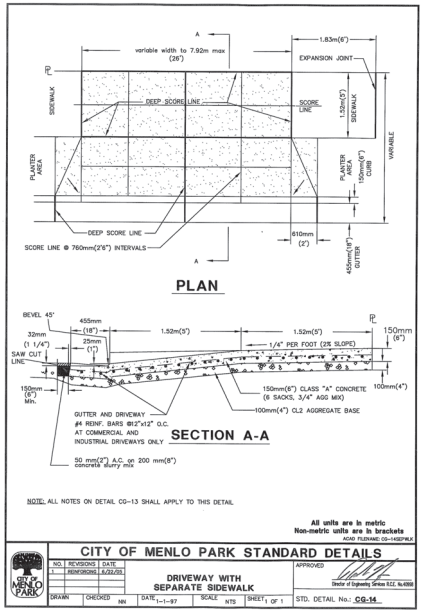

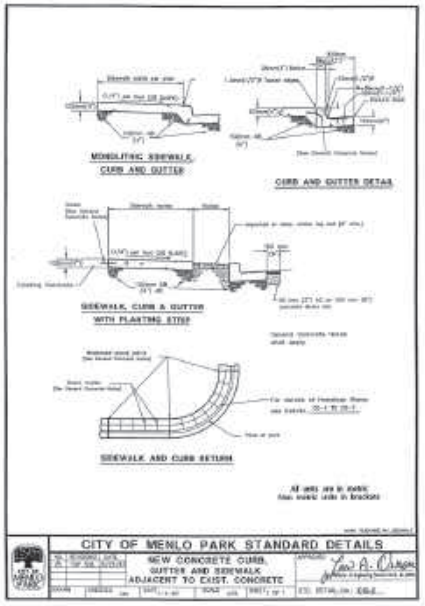

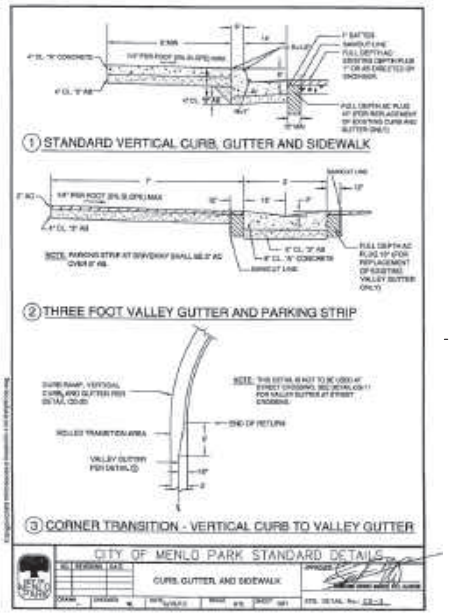

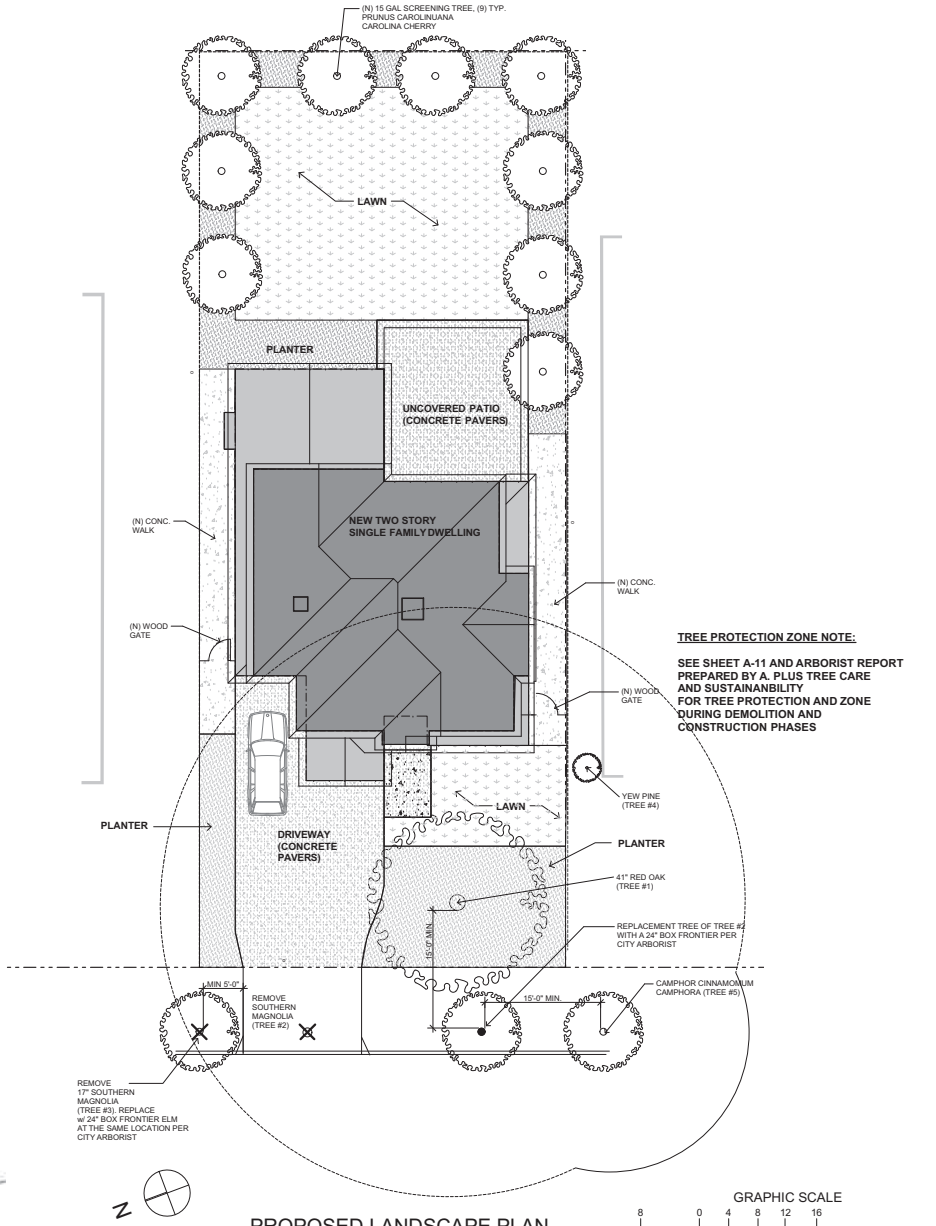

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NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

DATE: JUNE 11, 2021
SCALE: AS NOTED
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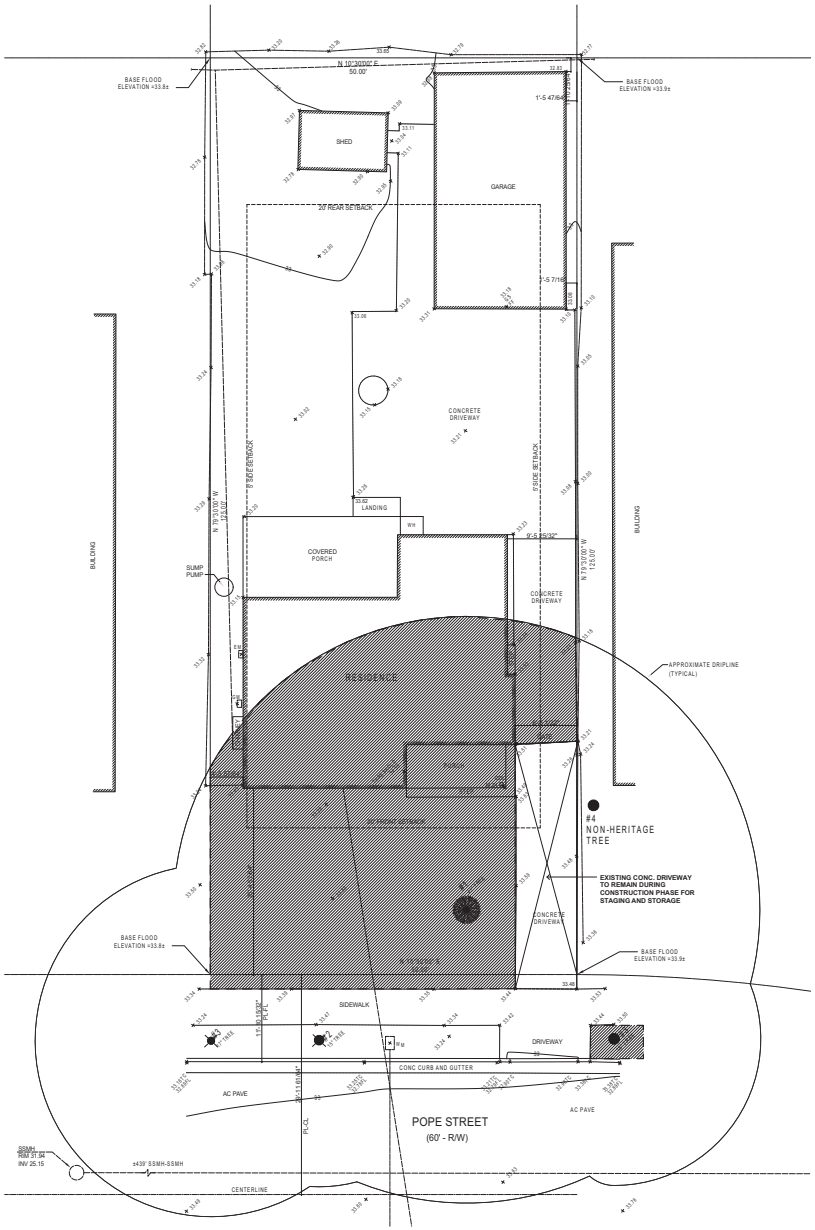
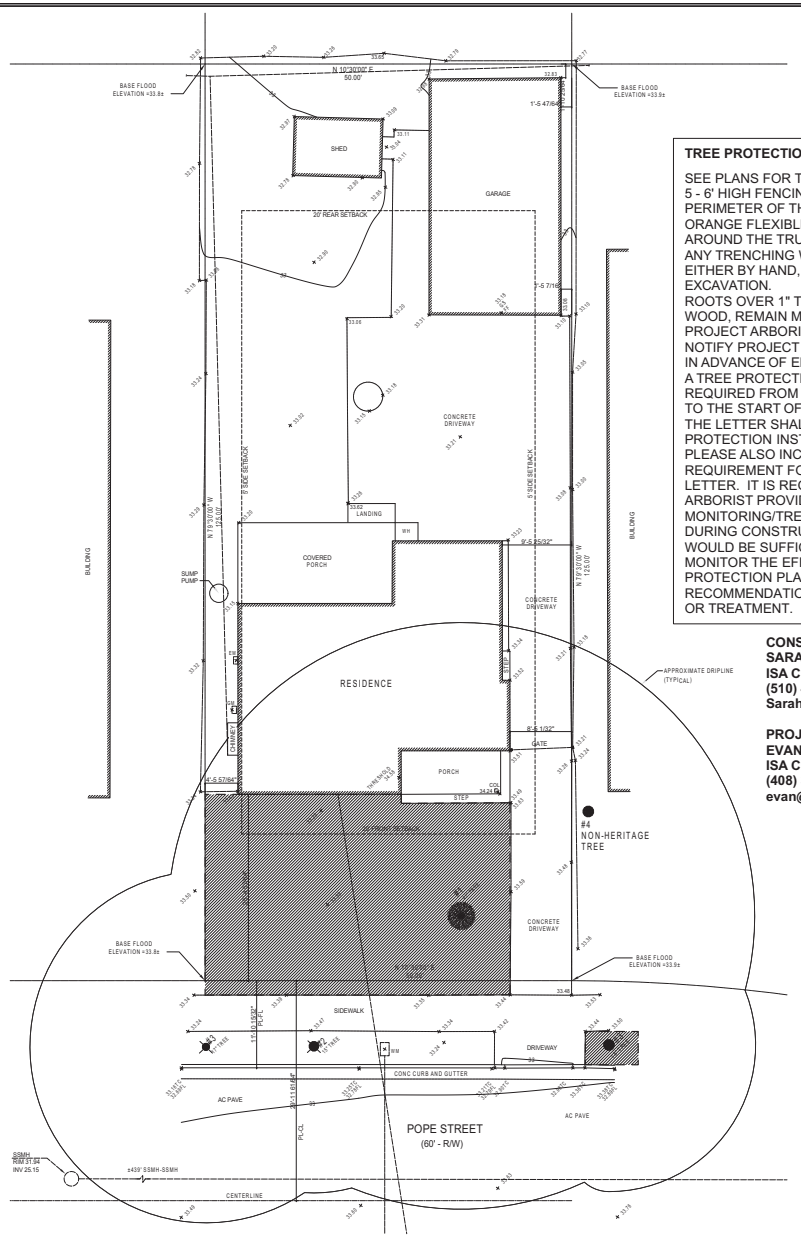


TPZ ZONE DURING CONSTRUCTION

SCALE: 1/8" = 1'-0"



TPZ ZONE DURING DEMOLITION

SCALE: 1/8" = 1'-0"

TREE PROTECTION GUIDELINES:

SEE PLANS FOR TPZ FOR EACH HERITAGE TREE. 5 - 6' HIGH FENCING SHOULD BE PUT UP ON THE PERIMETER OF THE TPZ. ALSO PADDING AND ORANGE FLEXIBLE FENCE SHOULD BE WRAPPED AROUND THE TRUNK.
ANY TRENCHING WITHIN THE TPZ WILL BE DONE EITHER BY HAND, HYDRAULIC OR PNEUMATIC EXCAVATION.
ROOTS OVER 1" THAT ARE CUT MUST TO SOUND WOOD, REMAIN MOIST AND REPORTED TO THE PROJECT ARBORIST.
NOTIFY PROJECT ARBORIST AT LEAST 24 HOURS IN ADVANCE OF ENTERING THE TPZ.
A TREE PROTECTION VERIFIVATION LETTER IS REQUIRED FROM THE PROJECT ARBORIST PRIOR TO THE START OF DEMOMITION/CONSTRUCTION. THE LETTER SHALL INCLUDE PHOTOS OF THE TREE PROTECTION INSTALLED TO SPECIFICATIONS. PLEASE ALSO INCLUDE LANGUAGE ABOUT THE REQUIREMENT FOR MONTHLY INSPECTION IN THE LETTER. IT IS REQUIRED THAT THE PROJECT ARBORIST PROVIDE PERIODIC CONSTRUCTION MONITORING/TREE PROTECTION INSPECTION DURING CONSTRUCTION. FOUR WEEK INTERVALS WOULD BE SUFFICIENT TO ASSESS AND MONITOR THE EFFECTIVENESS OF THE TREE PROTECTION PLAN AND TO PROVIDE RECOMMENDATION FOR ANY ADDITIONAL CARE OR TREATMENT.

CONSULTING ARBORIST:
SARAH GASKIN
ISA CERTIFIED ARBORIST #WE-9519A
(510) 435-2243
Sarah@aplustree.com

PROJECT ARBORIST:
EVAN FULLER
ISA CERTIFIED ARBORIST #WE-12508A
(408) 313-8447
evan@aplustree.com

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1-26-22	

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NEW SINGLE FAMILY RESIDENCE
510 POPE STREET
MENLO PARK, CA. 94025

DATE: JUNE 11, 2021
SCALE: AS NOTED
DRAWN BY: RH
JOB:
SHEET: A.11

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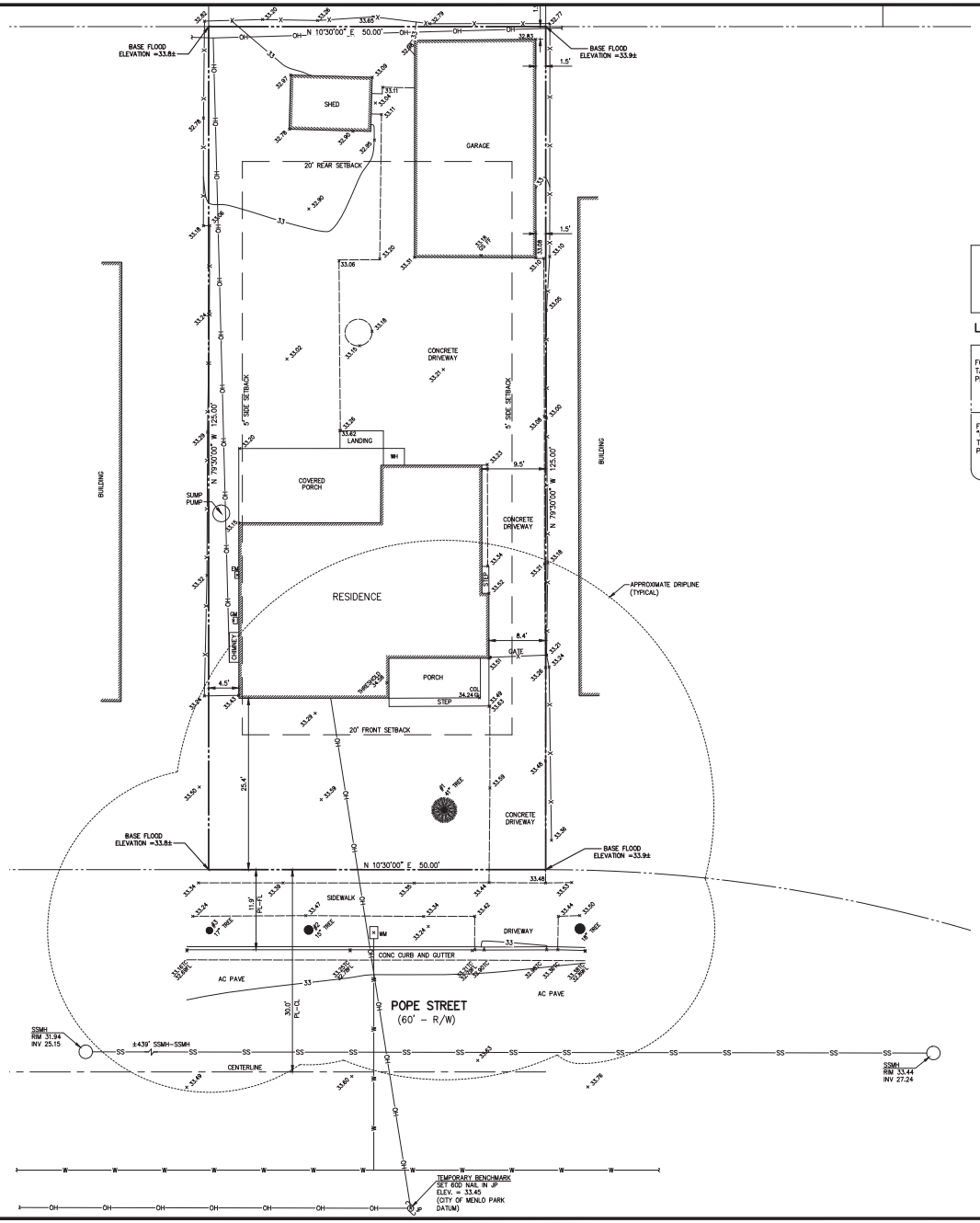
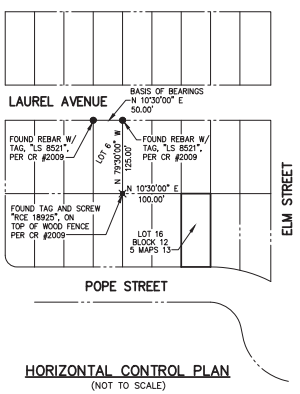




HORIZONTAL CONTROL PLAN
(NOT TO SCALE)

VICINITY MAP
(NOT TO SCALE)

LEGEND

	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
COL	COLUMN
CONC	CONCRETE
EM	ELECTRIC METER
FL	FLOWLINE
GM	GAS METER
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
WH	WATER HEATER
WM	WATER METER
12" TREE	TREE W/ SIZE
-X-X-	FENCE
-OH-	OVERHEAD UTILITY LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE

BENCHMARK NOTE:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF MENLO PARK BENCHMARK #4, A BRASS DISC IN THE TOP OF THE CURB AT THE BACK OF A CATCH BASIN AT THE SOUTHEAST CURB RETURN OF GILBERT AVENUE AND LAUREL AVENUE HAVING AN ELEVATION OF 34.76 (NAVD88 DATUM).

FLOOD ZONE NOTE:

THE PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "AE" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 06081C0309F. BASE FLOOD ELEVATIONS SHOWN ARE INTERPRETED FROM THE MAP.

NOTES:

- ALL TIE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF EXISTING WOOD SIDING OR STUCCO FINISH.
- CLOSEST FIRE HYDRANT IS LOCATED APPROXIMATELY 230' AWAY AT THE SOUTHWESTERLY CORNER OF INTERSECTION OF POPE STREET AND ELM STREET.

BOUNDARY NOTE:

THE PARCEL BOUNDARY SHOWN HEREON WAS ESTABLISHED BY ME, OR UNDER MY SUPERVISION, AND IS BASED UPON A FIELD SURVEY OF MONUMENTS FOUND IN THE PROJECT VICINITY.

06/28/21
DATE

LOT AREA:

= 6,250 SQ. FT. ±
= 0.143 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.

REV.	DESCRIPTION	BY:	DATE:

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
RICO HUO

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN

510 POPE STREET
A.P.N. 062-381-030
LOT 16, BLOCK 12, 5 MAPS 13
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	MDL
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=8'
DATE:	06-28-21
DRAWING NO.	4917-TOPO
SHEET	1 OF 1

D12

510 Pope Street, Menlo Park

PROJECT DESCRIPTION

The subject property is located at 510 Pope Street in The Willows neighborhood. The existing home is a ranch style two bedroom and one bath single family home built in the 1930's in poor physical condition. A 9' wide driveway along its south property line leads to a detached two-car garage and a storage shed at the rear of the property.

The proposed project is to demolish the existing structures on site and build a new two-story single family home with four bedrooms and three baths. The downstairs living area will have an open floor plan with a family room connected to the kitchen, a formal dining room that opens to the patio, and an attached one-car covered garage and a one uncovered carport. The downstairs bedroom can also be used as a home office.

The nearby neighborhood consists of primarily homes of traditional architecture in ranch, Spanish, Craftsman and California bungalow styles, with a mixture of one-story and two-story homes. This proposed project is a contemporary farmhouse style home that will blend in with the neighborhood harmoniously combining the cozy aesthetics of a farmhouse with simple lines. Proposed roof consists of composition shake with gable and hip roof forms. Exterior cladding consists of board and batten at the upper floor and horizontal lap siding at the lower floor. These are exterior materials also commonly found in the nearby homes. The windows will be wood with aluminum cladding and quartered pattern mullions with simulated divided lites. Exterior windows and doors will be cased with wood trims. Garage will have a wood carriage-house style overhead garage door.

The body of the house will be painted in white color while the roof, gutters and window sashes will have dark charcoal/bronze colors to give a clean contrast.

The lower roofs wrap around most of the house to break up the facade's vertical scale. Second floor walls are stepped back on both sides of house to provide relief for the daylight plane. The larger second floor windows are purposely directed to open to the front and back yards to provide privacy to the immediately side neigh-

bors. Windows that do open to the sides, with exception of the stairway window, are all clerestory windows with sill height above 5'-0".

When laying out the site plan and floor plans, much consideration has been given to the preservation of the large oak at the front yard. The front porch and lower front bedroom are set back from the front elevation to accommodate the large oak, while the upper front bedrooms are further set back to allow room for the oak's upper canopy.

This large oak, together with two small magnolia street trees, located in the city-right-of-way planting strip along the front sidewalk, inhibit a straight two-car wide driveway at the front of the property. A driveway design study is attached as a part of this submittal to explore the different driveway configurations that seek balance in tree preservation, feasibility and livability. Based on the driveway study, this application is requesting for removal of one of the street trees in order to achieve a functional driveway while preserving the health of the large oak and the remaining street tree.

For neighbor outreach effort, in September 2021, Applicant personally met and hand delivered copies of the proposed plans to each of the neighbor at 505 Pope (Marge Blackman), 508 Pope (Ron and Hilary Aeden), 511 Pope (Cedy and Mike), 514 Pope (Nan Hettig). Applicant also offered to personally review the designs with each neighbor and sought their comments.

Separately, Applicant also mailed the project plan and project description letter to neighbors at 507 Laurel (Mathias), 511 Laurel (Leni, Oliva & Sepulveda) and 515 Laurel (Ames).

No feedback was received from neighbors, except for Ms. Hettig at 508 Pope (neighbor north of subject property). Ms. Hettig expressed interest in the potential privacy and noise issues as well as the massing of the proposed new structure. In response to Ms. Hettig's inquiry, Applicant erected poles marking the front and back corners of the first and second floor structure abutting to her property as a visual

aid of the footprint of the proposed structure in relationship to her house. To address her privacy and noise concerns between the two properties, several design modifications were made: 1) Master closet window is omitted. 2) Master bedroom north facing windows and bedroom #2 closet window will all be fixed windows. 3) Trees (Carolina cherry laurel or similar) to be planted in back yard along side property lines as a green screen for privacy. 4) Kitchen hood exhaust will vent to upper roof. Applicant reviewed the modified design with Ms. Hettig and she expressed satisfaction with the modifications.

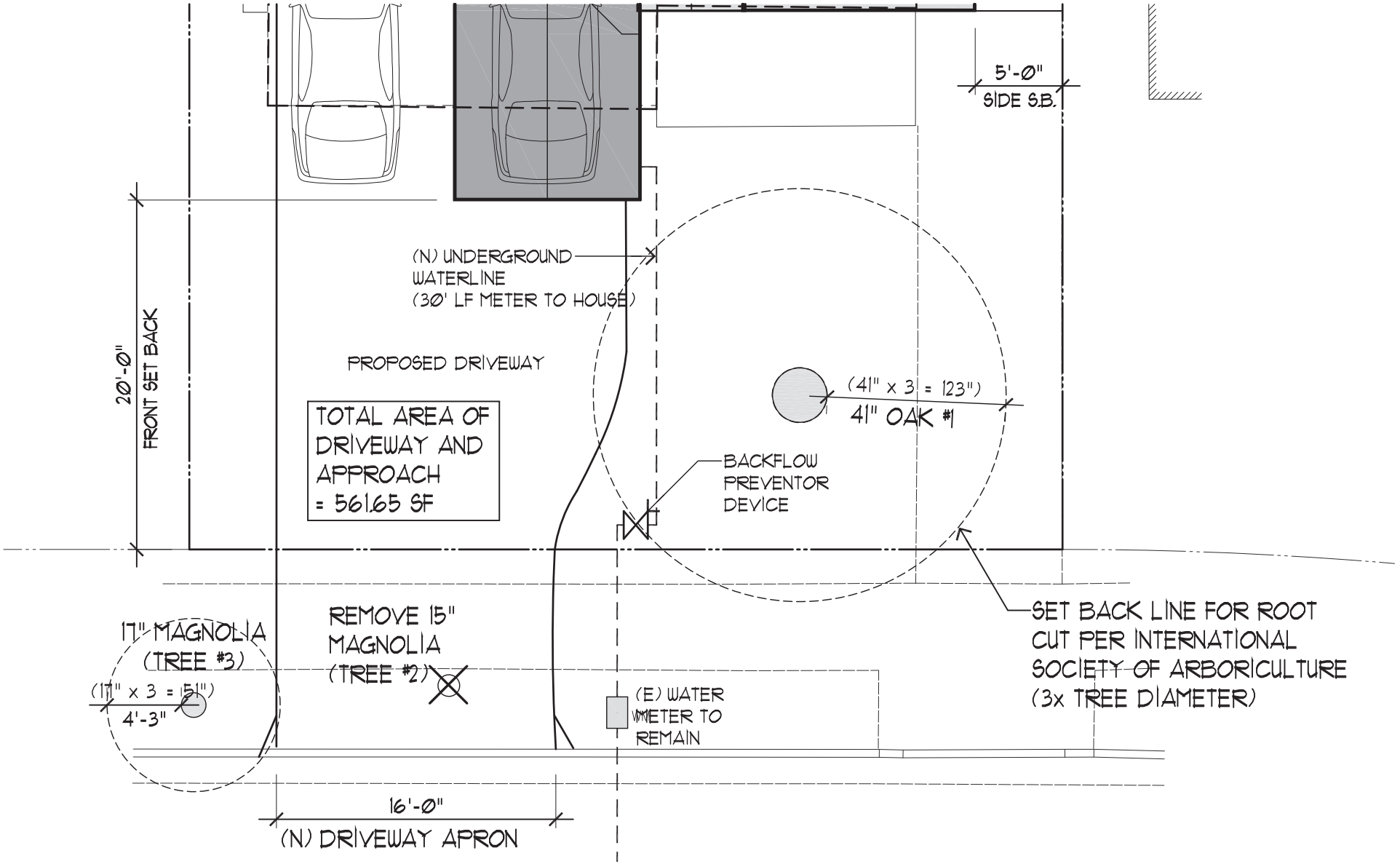
Applicant provided contact information to each neighbor and encouraged them to keep an open line of communication for comments or concerns.

Table 1

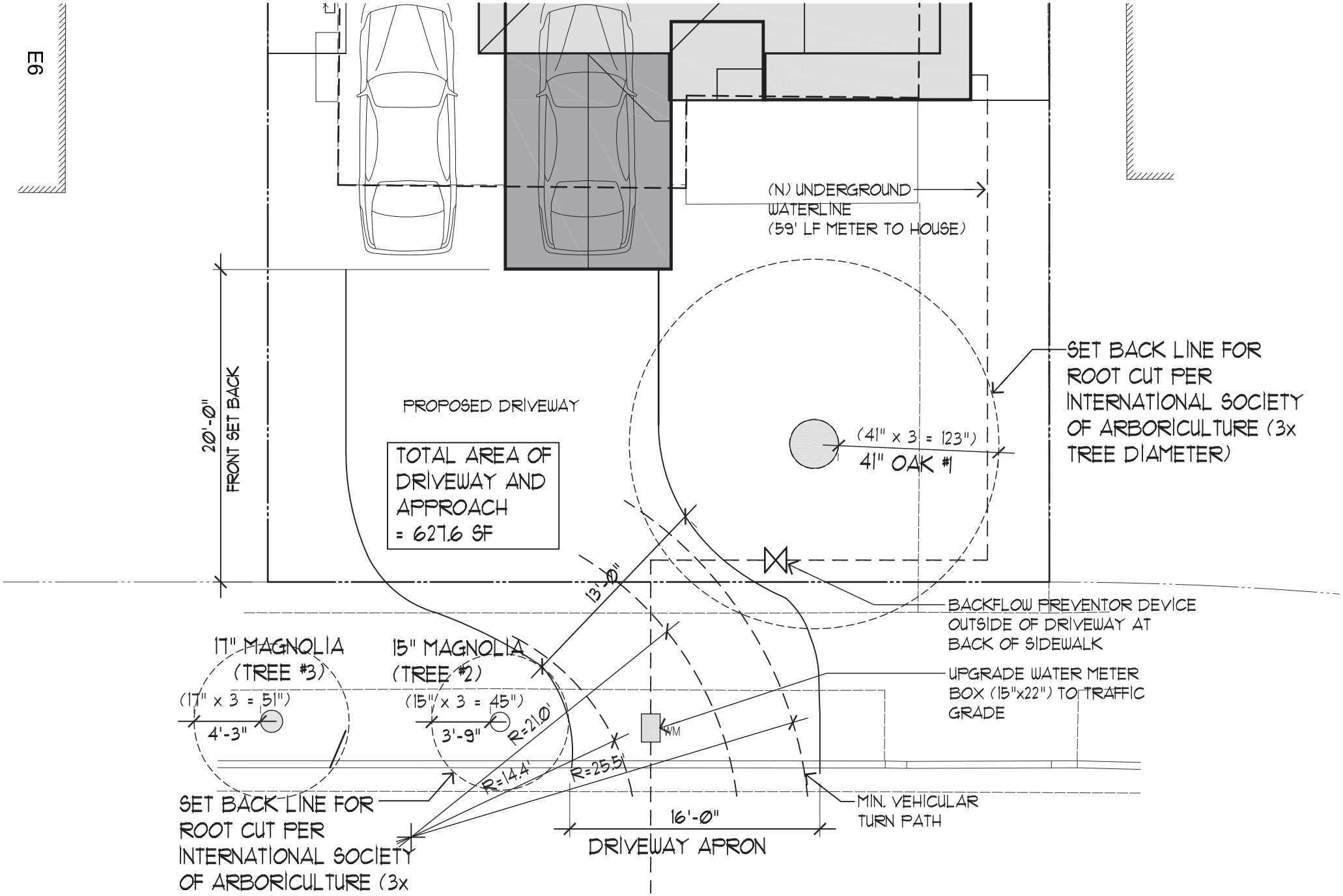
TREE PRESERVATION FEASIBILITY/LIVABILITY DETERMINATION STUDY

STUDY IS IN ACCORDANCE TO MENLO PARK HERITAGE TREE ORDINANCE ADMINISTRATIVE GUIDELINES MUNICIPAL CODE "13.24.050 Permits and decision making criteria for removal" CRITERIA (5)

	SCHEME A PROPOSED DEVELOPMENT		SCHEME B TREE (#2) PRESERVATION		INCREMENTAL COST COMPARISON SCHEME A and B	REMARKS
DRIVEWAY AND DRIVEWAY APPROACH PAVING		**$33,720**		**$37,680**	**$3,960**	CONSTRUCTION COST INCLUDES EXCAVATION, 8" BASE ROCK, 1" SAND, CONCRETE PVERS DRIVEWAY AND 4" REINFORCED CONCRETE DRIVEWAY APPROACH
AREA (SF)	562		628			
UNIT COST ($/SF)	$60		$60			
UNDERGROUND WATER LINE		**$3,600**		**$7,080**	**$3,480**	**SCHEME B** EXTENDS UNDERGROUND WATER LINE TO LOCATE BACK-FLOW PREVENTER DEVICE OUTSIDE OF DRIVEWAY ALONG BACK OF SIDEWALK. CONSTRUCTION COST INCLUDES HAND TRENCHING, 1" COPPER WATER LINE, SAND AND BACKFILL AND COMPACTION
LENGTH (LF)	30		59			
UNIT COST ($/LF)	$120		$120			
WATER METER BOX UPGRADE		**$0**		**$500**	**$500**	**SCHEME A**- EXISTING METER BOX TO REMAIN **SCHEME B**- NEW "TRAFFIC GRADE" METER BOX IN DRIVEWAY
TOTAL CONSTRUCTION COST		**$37,320**		**$45,260**	**$7,940**	
APPRAISED LANDSCAPE VALUE OF MAGNOLIA TREE #2					**$1,101**	APPRAISED VALUE PER ARBORIST REPORT PREPARED BY by A.PLUS TREE CARE & SUSTAINABILITY (SARAH GASKIN, ISA Certified Arborist #WE-9519A)
TREE PRESERVATION INCREMENTAL COST AS A PERCENTAGE OF TREE APPRAISED VALUE	$7,940 / $1,101 = 721%				**721%**	**>140%**
LIVABILITY CONSIDERATION	**DRIVEWAY SCHEME B REQUIRES EXAGGERATED CURVES TO ACCOMMODATE TREE #2. A DRIVER WOULD NEED TO NAVIGATE THE CURVES DURING EACH ENTRY AND EXIT. THIS CONFIGURATION IS FUNCTIONALLY AWKWARD AND MAY BE UNSAFE TO CROSSING PEDESTRIANS AND VEHICULAR TRAFFIC.**					



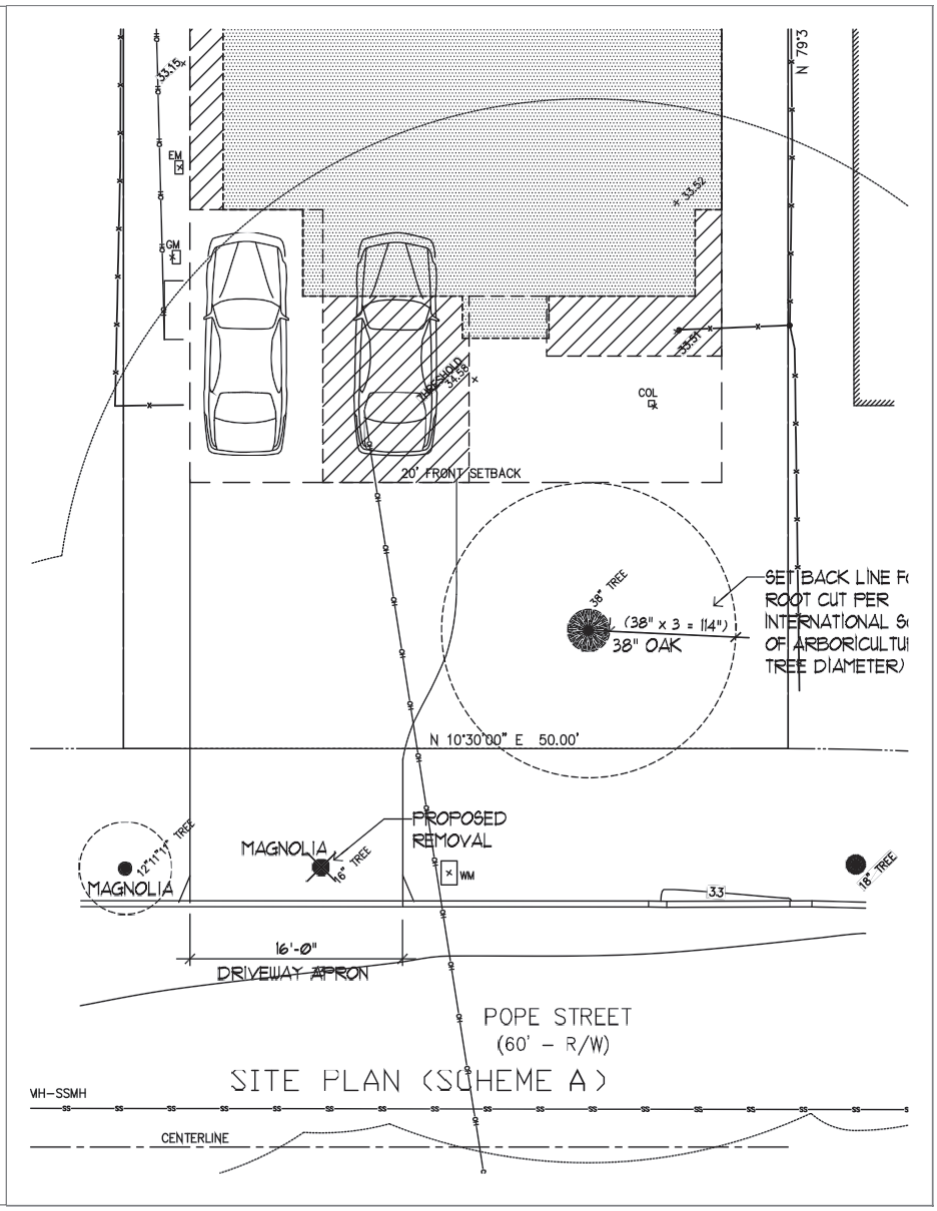
SITE PLAN (SCHEME A)
PROPOSED DRIVEWAY PLAN
REMOVAL OF(TREE #2)



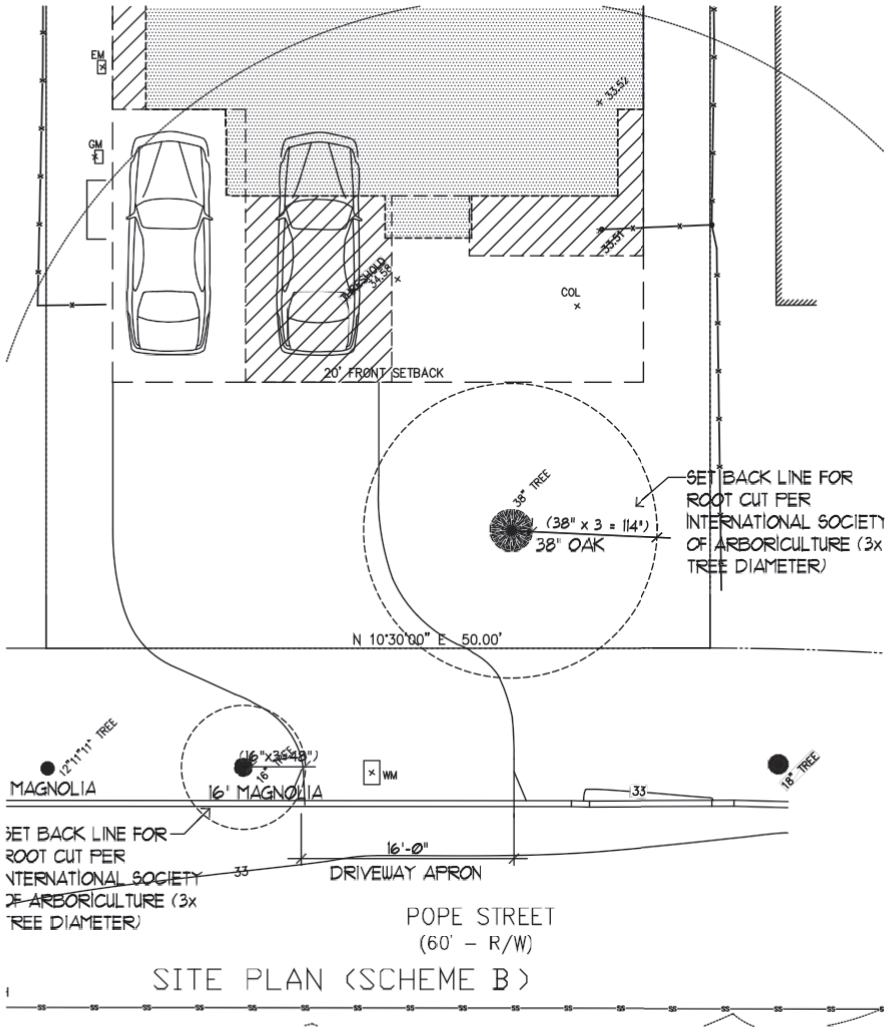
SITE PLAN (SCHEME B)
(TREE #2) PRESERVATION OPTION

Attachment Photo #1:

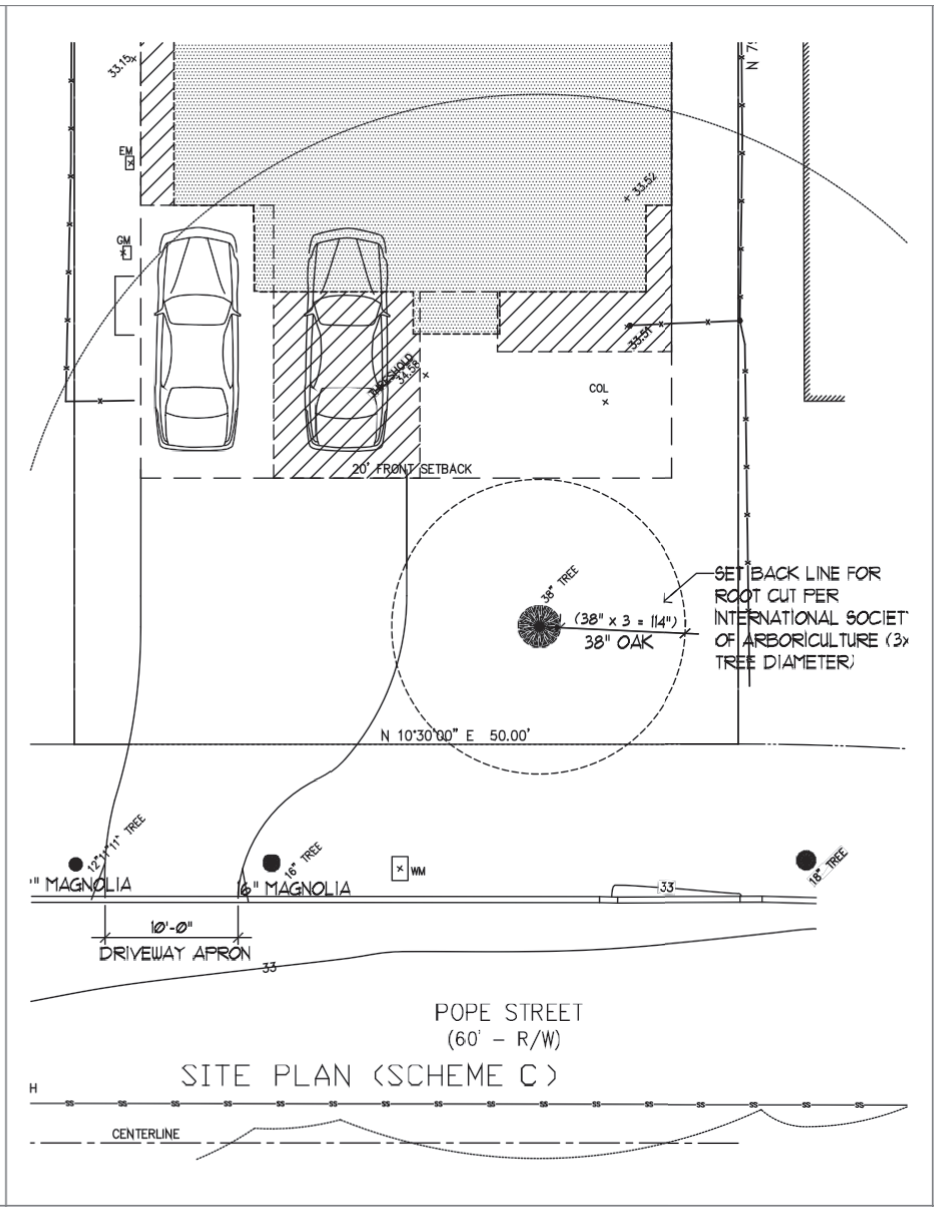
Site Plan - A

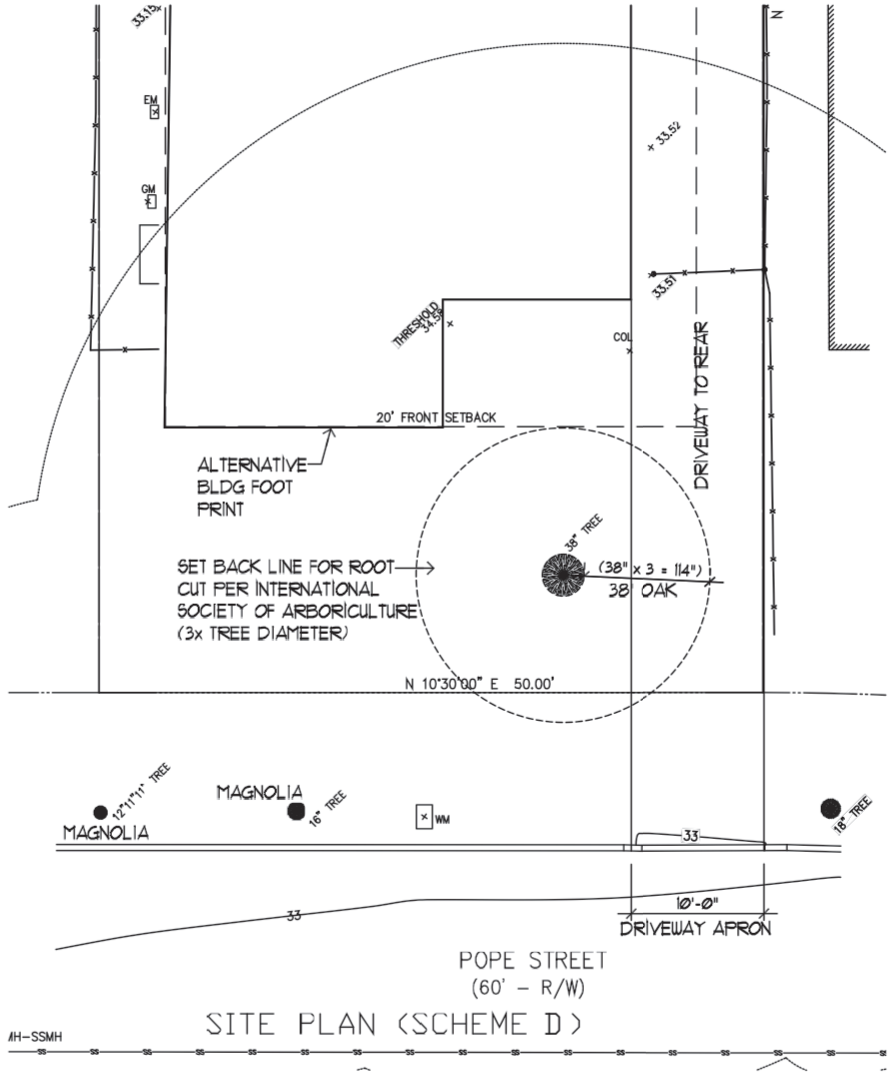


Site Plan - B


EM
GM
COL
20' FRONT SETBACK
38" TREE
(38" x 3 = 114")
38" OAK
SET BACK LINE FOR
ROOT CUT PER
INTERNATIONAL SOCIETY
OF ARBORICULTURE (3x
TREE DIAMETER)
N 10°30'00" E 50.00'
MAGNOLIA
16" MAGNOLIA
WM
33
18" TREE
16'-0"
DRIVEWAY APRON
POPE STREET
(60' - R/W)
SITE PLAN (SCHEME B)

Site Plan - C


20' FRONT SETBACK
COL
38" TREE
(38" x 3 = 114")
38" OAK
SET BACK LINE FOR
ROOT CUT PER
INTERNATIONAL SOCIET
OF ARBORICULTURE (3x
TREE DIAMETER)
N 10°30'00" E 50.00'
16" TREE
16" MAGNOLIA
WM
33
18" TREE
10'-0"
DRIVEWAY APRON
POPE STREET
(60' - R/W)
SITE PLAN (SCHEME C)
CENTERLINE

Site Plan - D	

33.15
EM
GM
+ 33.52
33.51
THRESHOLD 34.56
COL
DRIVEWAY TO REAR
20' FRONT SETBACK
ALTERNATIVE BLDG FOOT PRINT
SET BACK LINE FOR ROOT CUT PER INTERNATIONAL SOCIETY OF ARBORICULTURE (3x TREE DIAMETER)
38" TREE
(38" x 3 = 114")
38 OAK
N 10°30'00" E 50.00'
12"11"11" TREE
MAGNOLIA
MAGNOLIA
16" TREE
WM
33
18" TREE
10'-0"
DRIVEWAY APRON
33
POPE STREET
(60' – R/W)
SITE PLAN (SCHEME D)
MH-SSMH

Sept 20, 2021

Edith Leni
Ricardo Oliva
Omar Sepulveda
422 McCormick Ave.
Capitola, Ca 95010

re: 510 Pope Street, Menlo Park
Use Permit Application
A New Two-Story Single Family Home

Dear Edith, Ricardo and Omar,

I hope this letter finds you well. My name is Rico Huo. I am the owner and neighbor at 510 Pope Street, Menlo Park. My house is directly adjoined to your home at 511 Laurel Avenue at the rear yard.

I am reaching out to you because I am proposing to build a new two-story single family home at my property. The proposed design and a letter of description of the new home is enclosed in this letter. I stopped by 511 Laurel Avenue several times recently but was not successful in meeting anyone at the address.

Please kindly review the enclosed design and letter. I would welcome any comments or inquiries that you may have.

My email is ricohuo@yahoo.com. My mobile is 650-224-0066. I look forward to hearing from you.

Sincerely,

Rico Huo
510 Pope Street
Menlo Park, Ca 94025

cc: Residents at
511 Laurel Ave.
Menlo Park, Ca 94025

510 Pope Street, Meno Park

PROJECT DESCRIPTION

The subject property is located at 510 Pope Street in The Willows neighborhood. The existing home is a ranch style two bedroom and one bath single family home built in the 1930's in poor physical condition. A 9' wide driveway along its south property line leads to a detached two-car garage and a storage shed at the rear of the property.

The proposed project is to demolish the existing structures on site and build a new two-story single family home with four bedrooms and three and half baths. The downstairs living area will have an open floor plan with a family room connected to the kitchen, a formal dining room that opens to the patio, and an attached one-car covered garage and a one uncovered carport. The downstairs bedroom can also be used as a home office.

The nearby neighborhood consists of primarily homes of traditional architecture in ranch, Spanish, Craftsman and California bungalow styles, with a mixture of one-story and two-story homes. This proposed project is a contemporary farmhouse style home that will blend in with the neighborhood harmoniously combining the cozy aesthetics of a farmhouse with simple lines. Proposed roof consist of composition shake with gable and hip roof forms. Exterior cladding is consist of board and batten at the upper floor and horizontal lap siding at the lower floor. These are exterior materials also commonly found in the nearby homes. The windows will be wood with aluminum cladding and quartered pattern mullions with simulated divided lites. Exterior windows and doors will be cased with wood trims. Garage will have a wood carriage-house style overhead garage door.

The body of the house will be painted in white color while the roof, gutters and window sashes will have dark charcoal/bronze colors to give a clean contrast.

The lower roofs wrap around most of the house to break up the facades's vertical scale. Second floor walls are stepped back on both sides of house to provide relief for daylight plane. The larger second floor windows are purposely directed to open to the front and back yards to provide privacy to the immediately side neighbors. Windows that do open to the sides, with exception of the stairway window, are all clerestory windows with sill height above 5'-0".

When laying out the site plan and floor plans, much consideration has been given to the preservation of the large oak at the front yard. The front porch and lower front bedroom are set back from the front elevation to accommodate the large oak, while the upper front bedrooms are further set back to allow room for the oak's upper canopy.

This large oak, together with two small magnolia street trees, located in the city-right-of-way planting strip along the front sidewalk, inhibit a straight two-car wide driveway at the front of the property. A driveway design study is attached as a part of this submittal to explore the different driveway configurations that seek balance in tree preservation, feasibility and livability. Based on the driveway study, this application is requesting for removal of one of the street trees in order to achieve a functional driveway while preserving the health of the large oak and the remaining street tree.

Sept 22, 2021

Karl and Maria Mathia
507 Laurel Ave
Menlo Park, Ca 94025

re: 510 Pope Street, Menlo Park
Use Permit Application
A New Two-Story Single Family Home

Dear Karl and Maria,

I hope this letter finds you well. My name is Rico Huo. I am the owner and neighbor at 510 Pope Street, Menlo Park. My house is directly adjoined to your home at 507 Laurel Avenue at the corner of our back yards.

I am reaching out to you because I am proposing to build a new two-story single family home at my property. The proposed design and a letter of description of the new home are enclosed for your review. I would welcome any comments or inquiries that you may have.

My email is ricohuo@yahoo.com. My mobile is 650-224-0066. I look forward to hearing from you.

Sincerely,

Rico Huo
510 Pope Street
Menlo Park, Ca 94025

Sept 22, 2021

Stephen and Robin Ames
515 Laurel Ave
Menlo Park, Ca 94025

re: 510 Pope Street, Menlo Park
Use Permit Application
A New Two-Story Single Family Home

Dear Stephen and Robin,

I hope this letter finds you well. My name is Rico Huo. I am the owner and neighbor at 510 Pope Street, Menlo Park. My house is directly adjoined to your home at 515 Laurel Avenue at the corner of our back yards.

I am reaching out to you because I am proposing to build a new two-story single family home at my property. The proposed design and a letter of description of the new home are enclosed for your review. I would welcome any comments or inquiries that you may have.

My email is ricohuo@yahoo.com. My mobile is 650-224-0066. I look forward to hearing from you.

Sincerely,

Rico Huo
510 Pope Street
Menlo Park, Ca 94025

A·PLUS
TREE CARE & SUSTAINABILITY

ARBORIST REPORT AND APPRAISAL FOR
Menlo Park

SITE ADDRESS
510 Pope Street, Menlo Park, CA

PREPARED FOR:
Rico Huo | ricohuo@yahoo.com

PREPARED BY:

Consulting Arborist
Sarah Gaskin | ISA Certified Arborist # WE-9519A
510-435-2243
sarah@aplustree.com

Project Arborist
Dylan Garrett | ISA Certified Arborist # WE-11871A

Project Arborist
Evan Fuller | ISA Certified Arborist # WE-12508A 408-313-8447
evan@aplustree.com

PREPARED ON:
09/21/21 by Dylan Garrett

REVISED ON:
04/28/22 by Evan Fuller

Arborist Report Based On Site Plans Dated June 11th, 2021

Background Information	This Arborist and Appraisal report was prepared on behalf of Rico Huo for one (1) Red Oak, *Quercus rubra*, two (2) Southern Magnolia, *Magnolia Grandiflora,* (1) Yew Pine, *Podocarpus mircrophyllus*, and (1) Camphor, *Cinnamomum camphora* located at 510 Pope Street. The report has been requested because they will be affected by development.
Assignment	Assess health of tree and reasons for it to be removed. Provide a landscape appraisal evaluation of the tree. Arborist Report based on Site Plans dated June 11th, 2021. Also, provide a tree health report follow up letter, documenting that mitigation has been completed to specification.

Observations **(See reference photos and site map in attachments)**	**<u>Tree #1</u>** Red Oak, *Quercus rubra*, was visited on May 21st, 2021 and was a visual assessment only. At the time of the visit, the following was observed, (please also refer to photos in the attachments): 1. Tree has a DBH of 40.75” 2. The tree is approximately 50’ tall. 3. The canopy is in full and in good health. 4. Leaves are green and have no signs of infection. 5. The structure is good and aligns with the natural structure of the species. 6. Overall health is good. 7. Root flare is exposed and has a good taper.
	<u>Tree #2</u> Southern Magnolia, *Magnolia grandiflora*, was visited on May 21st, 2021 and was a visual assessment only. At the time of the visit, the following was observed, (please also refer to photos in the attachments): 1. The tree has a DBH of 15 inches. 2. The height of the tree is approximately 20 feet tall. 3. The canopy is in decline and has dead wood. 4. There is 10% foliage loss but leaves are green. 5. Tree structure is good and aligns with the natural structure of the species. 6. Overall health is fair. 7. Roots are exposed and cracking/lifting the sidewalk. 8. The driveway of the new development is going to negatively affect the tree and if it goes in the tree needs to be removed. 9. This is a Street Tree

	Tree #3 Southern Magnolia, *Magnolia grandiflora*, was visited on May 21st 2021 and was a visual assessment only. At the time of the visit, the following was observed, (please also refer to photos in the attachments): 1. Tree has a DBH of 17.5” 2. The height of the tree is about 20’ tall. 3. The canopy is in serious decline and has deadwood. 4. There is about 15% foliage loss and leaves are yellowing. 5. Tree structure is good and aligns with the natural structure of the tree. 6. Tree is planted too deep and there is no root flare. 7. Trunk has wound at the base but it seems to be sealing up. 8. This is a street tree.
	Tree #4 Yew Pine, *Podocarpus macrophyllus*, was visited on Sept. 16th 2021 and was a visual assessment only. At the time of the visit, the following was observed, (please also refer to photos in the attachments): 1. Tree has a DBH of 14” 2. The height of the tree is about 16’ tall. 3. Canopy is full and green. 4. Tree structure is fair and has been topped at some point. 5. This is a neighboring tree.

	<u>Tree #5</u> Camphor, *Cinnamomum camphora*, was visited on Sept. 16th 2021 and was a visual assessment only. At the time of the visit, the following was observed, (please also refer to photos in the attachments): 1. Tree has a DBH of 20.5” 2. The height of the tree is about 30’ tall. 3. The canopy is fair with decent foliage cover. 4. Tree structure is good and aligns with the natural structure of the tree. 5. The base has a decent root flare. 6. This is a street tree.
Testing & Analysis	There were no soil, tree or other physical testing.

Discussion & Recommendation	Tree #1 is considered a heritage tree and is in very good health. All TPZ processes should be put in place to protect this tree. Based on the site visit with the contractor there should be little or no impact to the Tree Protection zone. Contractor shall use old concrete driveway to deliver and store materials, equipment and as a staging area as long as possible to minimized impact on the roots of the tree. The foundation of the new construction will be further away from the tree than the previous construction. The biggest construction impact on this tree will be the new driveway. Installing the new tree will most likely come into contact with some of the surface roots of the tree. Thus, the construction impacts on this tree are moderate and the chances of survival are very good. Less than 25% of the canopy shall be trimmed to accommodate second story addition. 25% of the root system has the potential to be impacted. TPZ for this tree is 38' from the trunk. 5 - 6' high fencing should be put up on the perimeter of the TPZ. Any trenching within the TPZ will be done either by hand, hydraulic or pneumatic excavation. Roots over 1" that are cut must be cut to sound wood, remain moist and reported to the Project Arborist. Roots over 2" must remain injury free unless cleared by the City Arborist. Notify project arborist at least 24 hours in advance of entering the TPZ.

	Tree #2 is considered a heritage tree, however it is in conflict with a new development. Per the City of Menlo Park heritage tree ordinance, heritage trees can be remove if it interferes with (a) proposed development, repair, alteration, or improvement of a site or (b) the heritage tree is causing/contributing to structural damage to a habitable building. Since this tree falls within the ordinance and there is no financially feasible and reasonable design alternative that would permit preservation of the heritage tree, then the tree will have to be removed. The impact of the driveway to this tree will be fatal. Recommendation is removal and replanting of replacement tree(s) that is in accordance with the City's tree ordinance and suitable for the climate and site conditions.
	Tree #3 is considered a heritage tree, however it is in very poor health. Canopy is in decline and root structure is poor. The recommendation is to have an arborist excavate the root flare and also apply soil amendments and fertilizer for plant health care. This tree will have the most impact from new driveway being installed. It is a street tree though and has grown up in a confined space so the roots are already impacted. The impact of the new driveway to this tree will be substantial. This tree is already in poor health so the chances of survival are poor. Recommendation is removal and replanting of replacement tree(s) that is in accordance with the City's tree ordinance and suitable for the climate and site conditions.

	Tree #4 is not considered a heritage tree. It is within 5 ft' of the proposed driveway removal. Only pneumatic tools and hand tools should be used when removing the driveway. After removal the grade should be returned to its previous level. In the future the tree should benefit from the removal of the driveway. This tree will have minimal construction impacts and the likelihood of survival is very good. TPZ for this tree is 5' from the trunk on either side. 5 - 6' high fencing should be put up on the perimeter of the TPZ. Also padding and orange flexible fence should be wrapped around the trunk. Any trenching within the TPZ will be done either by hand, hydraulic or pneumatic excavation. Roots over 1" that are cut must be cut to sound wood, remain moist and reported to the Project Arborist. Roots over 2" must remain injury free unless cleared by the City Arborist. Notify project arborist at least 24 hours in advance of entering the TPZ.

	<u>Tree #5</u> is considered a heritage tree. It is within 5 ft' of the proposed driveway removal. Only pneumatic tools and hand tools should be used when removing the driveway. After removal the grade should be returned to its previous level. This tree will have moderate impacts from construction but should actually benefit from the removal of the driveway long term. The likely hood of survival is moderate to good. TPZ for this tree 25' from the trunk on either side. 5 - 6' high fencing should be put up on the perimeter of the TPZ. Also padding and orange flexible fence should be wrapped around the trunk. Any trenching within the TPZ will be done either by hand, hydraulic or pneumatic excavation. Roots over 1" that are cut must be cut to sound wood, remain moist and reported to the Project Arborist. Roots over 2" must remain injury free unless cleared by the City Arborist. Notify project arborist at least 24 hours in advance of entering the TPZ. If the client or city is concerned about the continued health of this tree, a healthcare treatment and soil amendment could be applied. The mixture would consist of water, biochar, a light fertilizer, and phosphorous acid-based anti-fungal to help prevent root infection after regrading.

Appraisal Method	This appraisal was prepared using *The Guide to Plant Appraisal, 10th Edition* The landscape value of all subject trees was calculated with the Trunk Formula Technique (TFT), using extrapolated costs and depreciation. This standard appraisal method reflects the current value of the subject trees, based upon local tree wholesale values and existing tree conditions. Should property development remove any of the subject trees, the landscape value of trees removed will provide a guideline for selection and installation of replacement trees. Current tree wholesale values per square inch were obtained from regional suppliers for the largest commonly available nursery size. The largest available are 48" box trees with a trunk diameter of 3-4" and cost of $1,200. The unit tree cost for each species is therefore $124.79/ square inch. This value was then multiplied by the subject tree's cross-sectional area to calculate its basic cost before depreciation. To account for the existing condition of each tree, the basic cost was multiplied by depreciation factors, including condition rating, functional limitations rating, and external limitations rating. These ratings measure the health conditions, species-site interactions, and other limitations beyond the property's control, respectively. The ratings were determined from onsite, visual tree assessments. The resulting cost after depreciation is the tree's landscape value.

Appraisal Calculation Explanation

Using Tree# 2 as an example:
Southern Magnolia (*Magnolia grandiflora*) planned for removal

The basic cost of subject tree is based on its DBH compared to the size and value of the largest available box tree.

DBH (in.)	Cross Sectional Area (sq in)	Unit Tree Cost ($/ sq in)	Basic Cost
15.0	176.6	$124.79	$22,041.03

The depreciation is due to factors such as infrastructure damage potential, canopy decline and general health. These factors are included in the appraisal calculations by the condition, functional limitations, and external limitations ratings. The resulting depreciating value is when these 3 factors are multiplied.

The condition is rated at 60%. Since the tree is located in an extremely limited site space, has already outgrown its space and is damaging and lifting the surrounding hardscape, the functional limitation is rated at 30%. As there are no alternatives to the current infrastructure that could allow the tree to grow in a larger space and is outside of the owner's control, the external limitations are rated at 50%.

Condition Rating	Functional Limitations Rating	External Limitations Rating	Landscape Value (Depreciated Cost)
0.6	0.3	0.5	$1,983.69

The total landscape value of the Magnolia tree at the depreciated value is therefore **$1,983.69**

Tree #	Common Name	Scientific Name	Health	DBH (in.)	Cross Sectional Area (sq in)	Unit Tree Cost ($/ sq in)	Basic Cost	Condition Rating	Functional Limitations Rating	External Limitations Rating	Landscape Value (Depreciated Cost)
1	Red Oak	*Quercus rubra*	Good	40.8	1303.5	$ 124.79	$162,668.95	0.7	0.95	0.8	$86,539.88
2	Southern Magnolia	*Magnolia grandiflora*	Fair	15.0	176.6	$ 124.79	$22,041.03	0.6	0.3	0.5	$1,983.69
3	Southern Magnolia	*Magnolia grandiflora*	Poor	17.5	240.4	$ 124.79	$30,000.30	0.3	0.3	0.5	$1,350.01
4	Yew Pine	*Podocarpus macrophyllus*	Good	14.0	153.9	$ 124.79	$19,200.19	0.7	0.5	0.8	$5,376.05
5	Camphor	*Cinnamomum camphora*	Fair	20.5	329.9	$ 124.79	$41,167.75	0.5	0.3	0.8	$4,940.13
					TOTAL BASIC COST		$275,078.22	TOTAL VALUE AT DEPRECIATED COST			**$100,189.77**
								VALUE OF TREES REMOVED			$3,333.71
								VALUE OF TREES RETAINED			$96,856.07

Unit Cost Calculations (based upon 48" box tree at local nursery)	
Cost ($)	$ 1,200.00
Caliper (in)	3.4
Cross sectional area	9.62
Unit cost ($/ sq. in.)	$ 124.79

Tree Appraisal Table	Trees# 2-3 are being removed Any heritage tree will require replacement according its appraised value if it is damaged beyond repair as a result of construction.

Definitions	Basic Cost: An estimate of cost before any depreciated value is applied. Unit cost x Cross sectional area. Condition Rating: See Table 1. DBH: Diameter at Breast Height, which is the diameter of the perimeter tree trunk at 4.5’ above natural grade level. External Limitations: A form of depreciation external to the site and outside the control of the property owner that diminished plant’s value. See Table 3. Functional Limitations: Defects caused by a flaw in the materials or design of an element. See Table 2. Heritage Tree: Any tree with 15” DBH or greater. Landscape Value (Depreciated Cost): Resulting value after the deprecation value is applied, which is typically caused by either physical, economic, or external factors. See Table 3. Unit Tree Cost: Price per trunk cross-sectional area of the largest commonly available nursery-grown tree. Unit cost x Cross sectional area (DBH^2 x 0.7854)

Table 1 - Condition Rating

Rating category	Condition components			Percent rating
	Health	Structure	Form	
Excellent	High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.	Nearly ideal and free of defects.	Nearly ideal for the species. Generally symmetric. Consistent with the intended use.	81% to 100%
Good	Vigor is normal for the species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries/deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.	61% to 80%
Fair	Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defects. Defects are not practical to correct or would require multiple treatments over several years.	Major asymmetries/deviations from species norm and/or intended use. Function and/or aesthetics are compromised.	41% to 60%
Poor	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.	A single serious defect or multiple significant defects. Recent change in tree orientation. Observed structural problems cannot be corrected. Failure may occur at any time.	Largely asymmetric/abnormal. Detracts from intended use and/or aesthetics to a significant degree.	21% to 40%
Very poor	Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.	6% to 20%
Dead				0% to 5%

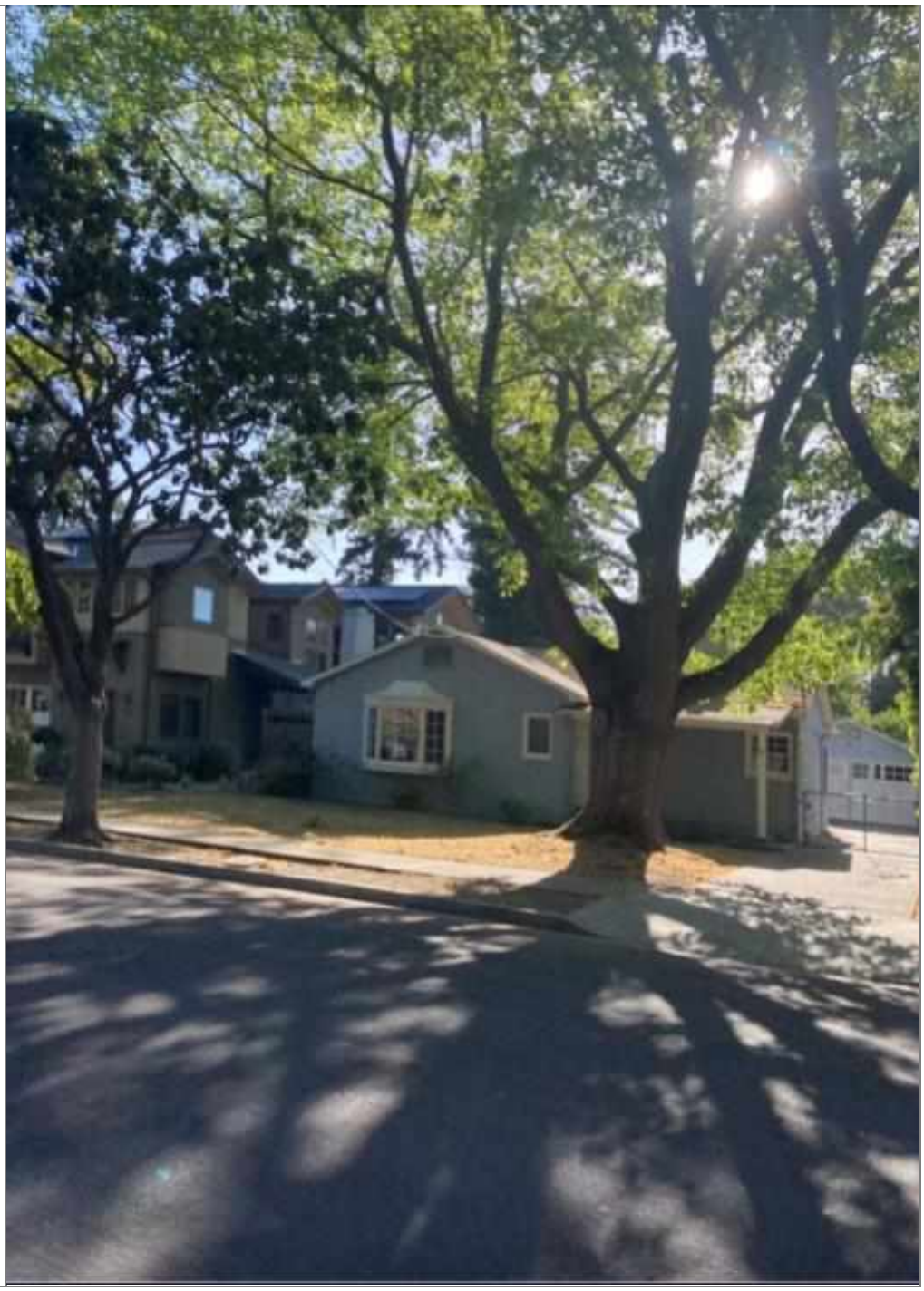
Table 2 - Functional Limitation Rating

LARGE MATURING TREE			
Near property line	Any	10% to 90%	Based on proportion of canopy growing into neighboring property and disrupting site use.
Under powerline	Headed/round over	5%	—
Under powerline	Through-trimmed	30% to 70%	—
Adjacent to powerline	Side-trimmed	30% to 70%	—
Under powerline	Hedge	75% to 100%	Tree is managed to control height.
Between curb and sidewalk; adequate tree lawn	Any	25% to 75%	Presence or potential for root/pavement conflict.
Between curb and sidewalk; narrow tree lawn	Any	10% to 40%	High potential for root/pavement conflict.

Table 3 - External Limitation Rating & Summary of depreciation factors

Condition (overall assessment of health, structure, and form)	Functional limitations (assessment of species-site interaction)	External limitations (assessment of outside factors that influence plant success)
Excellent (81% to 100%)	No impact (81% to 100%)	No impact (81% to 100%)
Good (61% to 80%)	Minor impact (61% to 80%)	Minor impact (61% to 80%)
Fair (41% to 60%)	Moderate impact (41% to 60%)	Moderate impact (41% to 60%)
Poor (21% to 40%)	Severe impact (21% to 40%)	Severe impact (21% to 40%)
Very poor (6% to 20%)	Extreme impact (0% to 20%)	Extreme impact (0% to 20%)
Dead (0% to 5%)		

Tree #1 on Map Attachment photo #1 Red Oak Quercus rubra DBH 40.75” Photo taken on 5/21/21	

Tree #1 on Map Attachment photo #2 Red Oak Quercus rubra DBH 40.75” Photo taken on 5/21/21	

Tree #1 on Map Attachment photo #3 Red Oak Quercus rubra DBH 40.75” Photo taken on 5/21/21	

Tree #2 On Map Attachment Photo #1: Photo taken on 5/21/21 showing full view of Magnolia tree. Street Tree	

Tree #2 on Map. Attachment Photo #2: Taken on 5/21/21 showing close-up view of limited site space, trunk base, roots and damage to hardscape.	

Tree #3 on Map Attachment Photo #1: Taken on 5/21/21 Showing declining canopy. Street Tree	

Tree #3 on Map Attachment Photo #2: Taken on 5/21/21 Showing buried root flare.	

Tree #3 on Map Attachment Photo #3: Taken on 5/21/21 Showing wound on trunk.	

Tree #4 on Map Attachment Photo #1: Taken on 9/16/21 Yew Pine *Podocarpus macrophyllus* *Neighbors Tree*	

Tree #4 on Map Attachment Photo #2: Taken on 9/16/21	

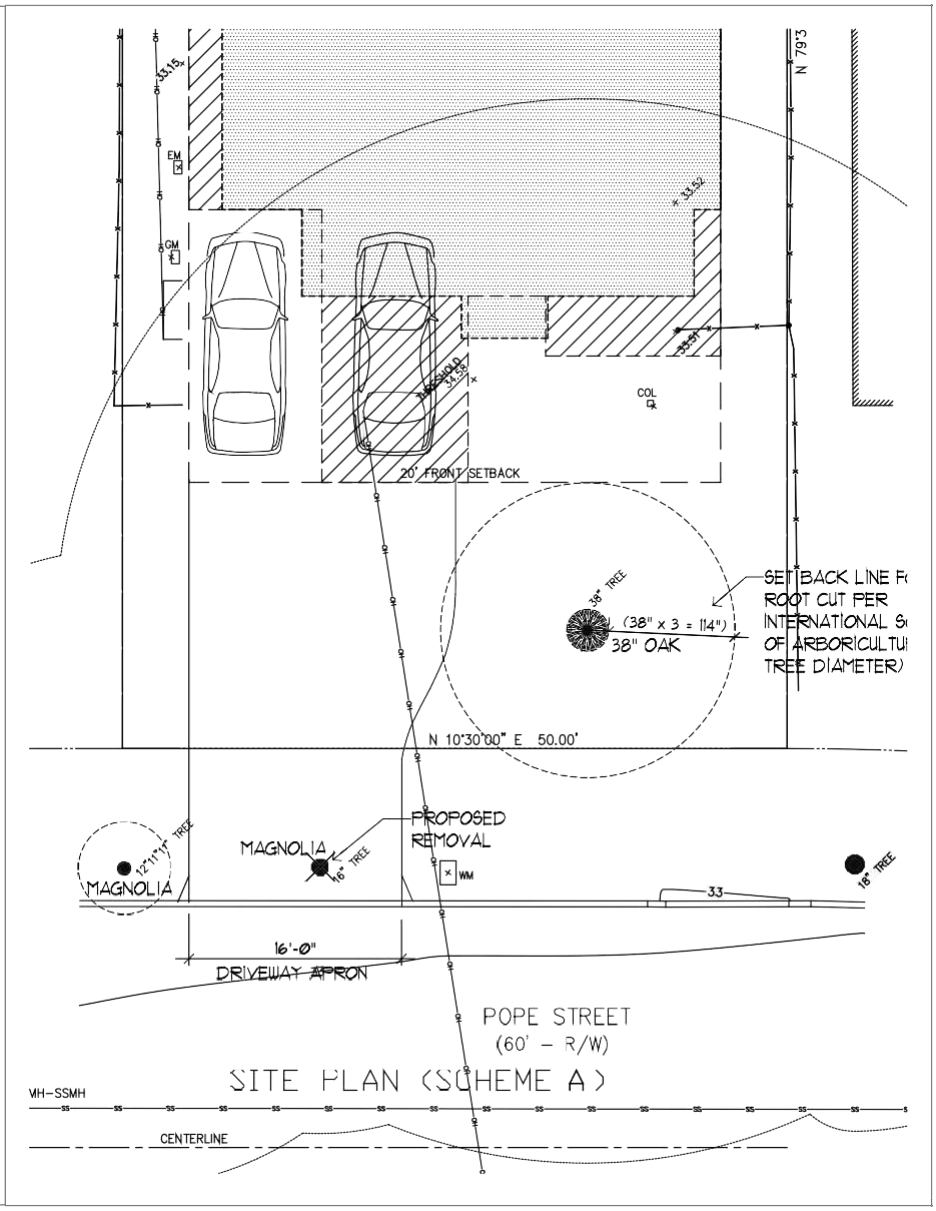
Tree #5 on Map Attachment Photo #1: Taken on 9/16/21 Camphor *Cinnamomum camphora Street Tree.*	

Tree #5 on Map Attachment Photo #2: Taken on 9/16/21 Camphor *Cinnamomum camphora*	

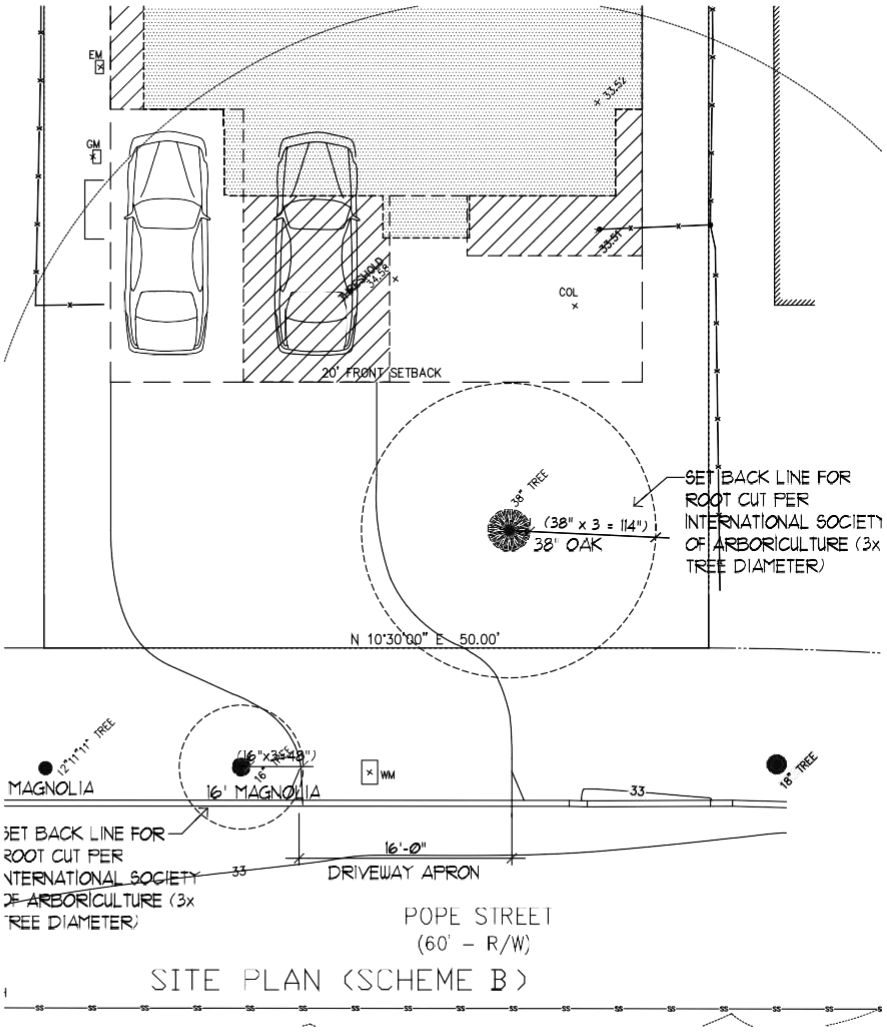
Tree Map Shows 5 existing trees and planting area for replacement tree. #6 is the location for the 24” box Frontier Elm replacement tree.	

Attachment Photo #1:

Site Plan - A



Site Plan - B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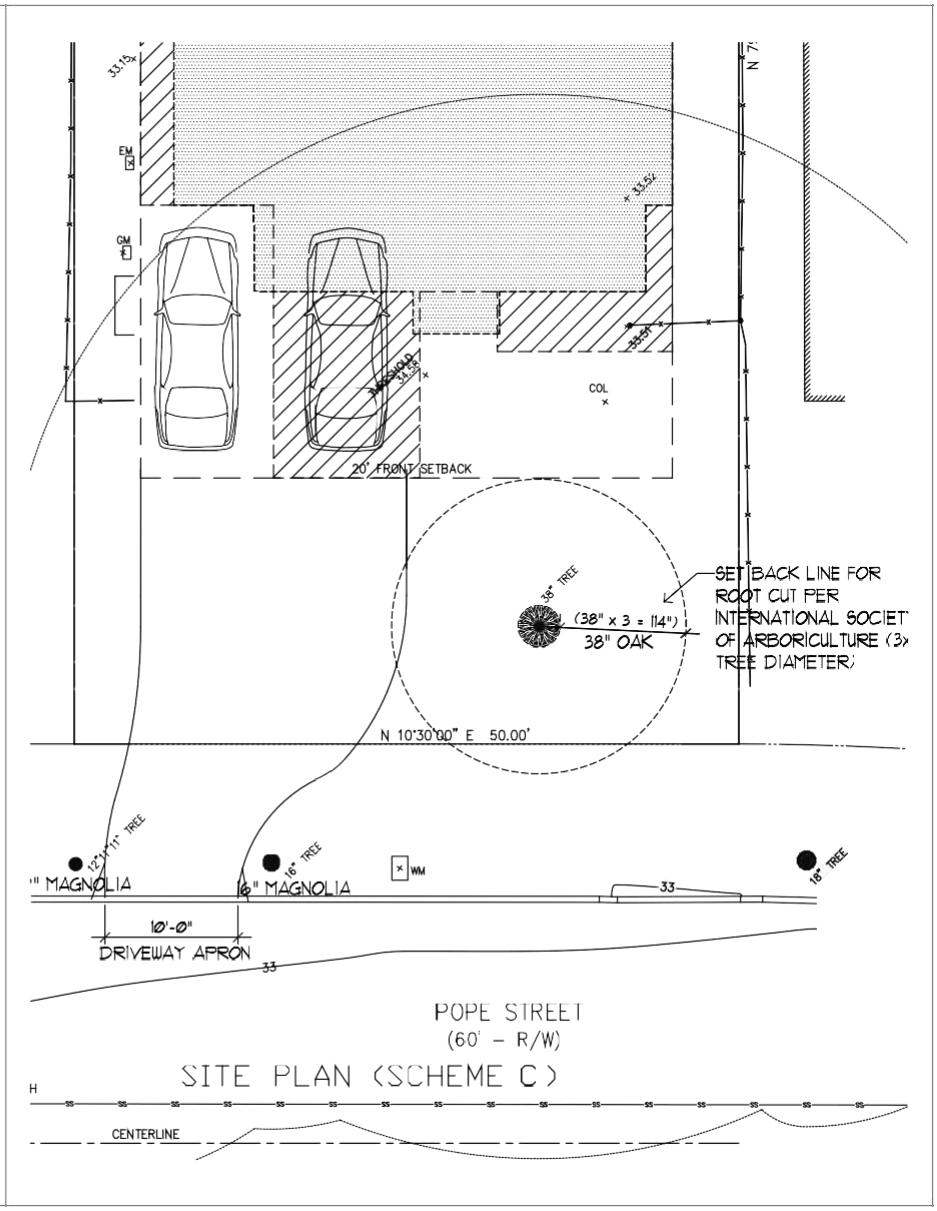
DRIVEWAY APRON
POPE STREET
(60' - R/W)
SITE PLAN (SCHEME B)

Site Plan - C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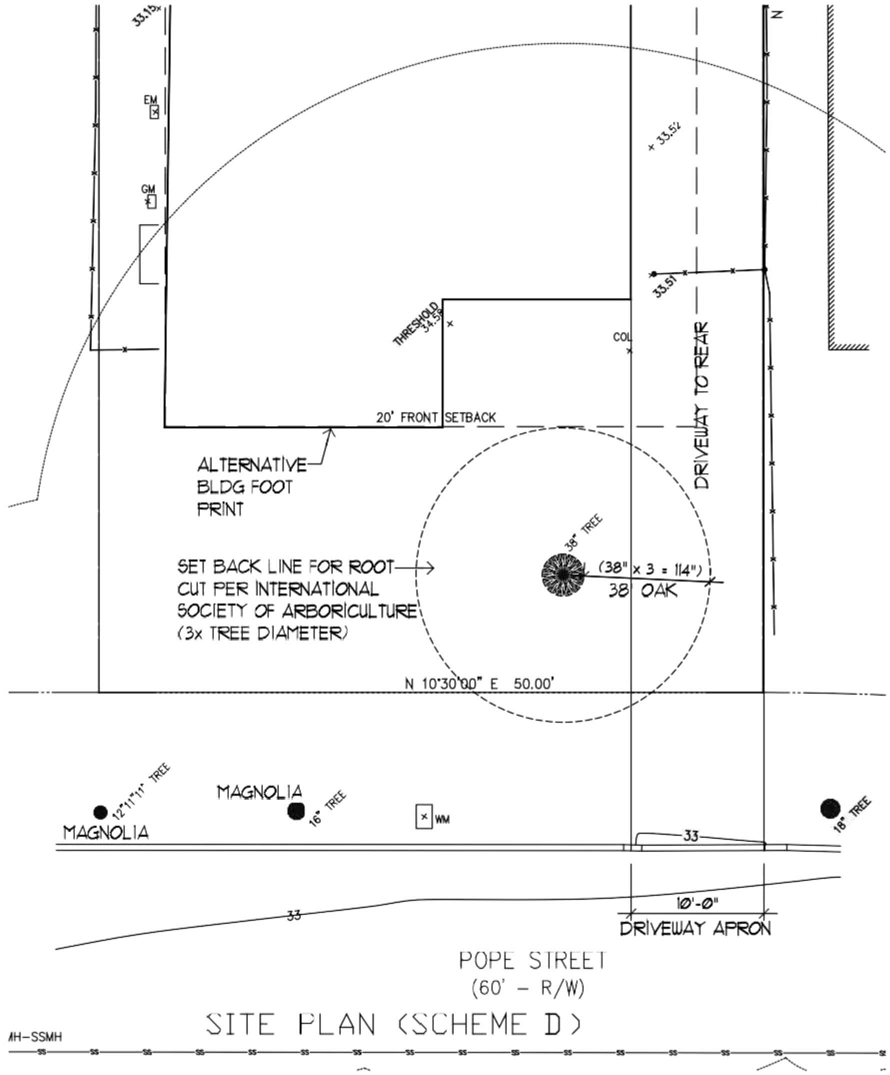
POPE STREET
(60' - R/W)
SITE PLAN (SCHEME C)
CENTERLINE

Site Plan - D



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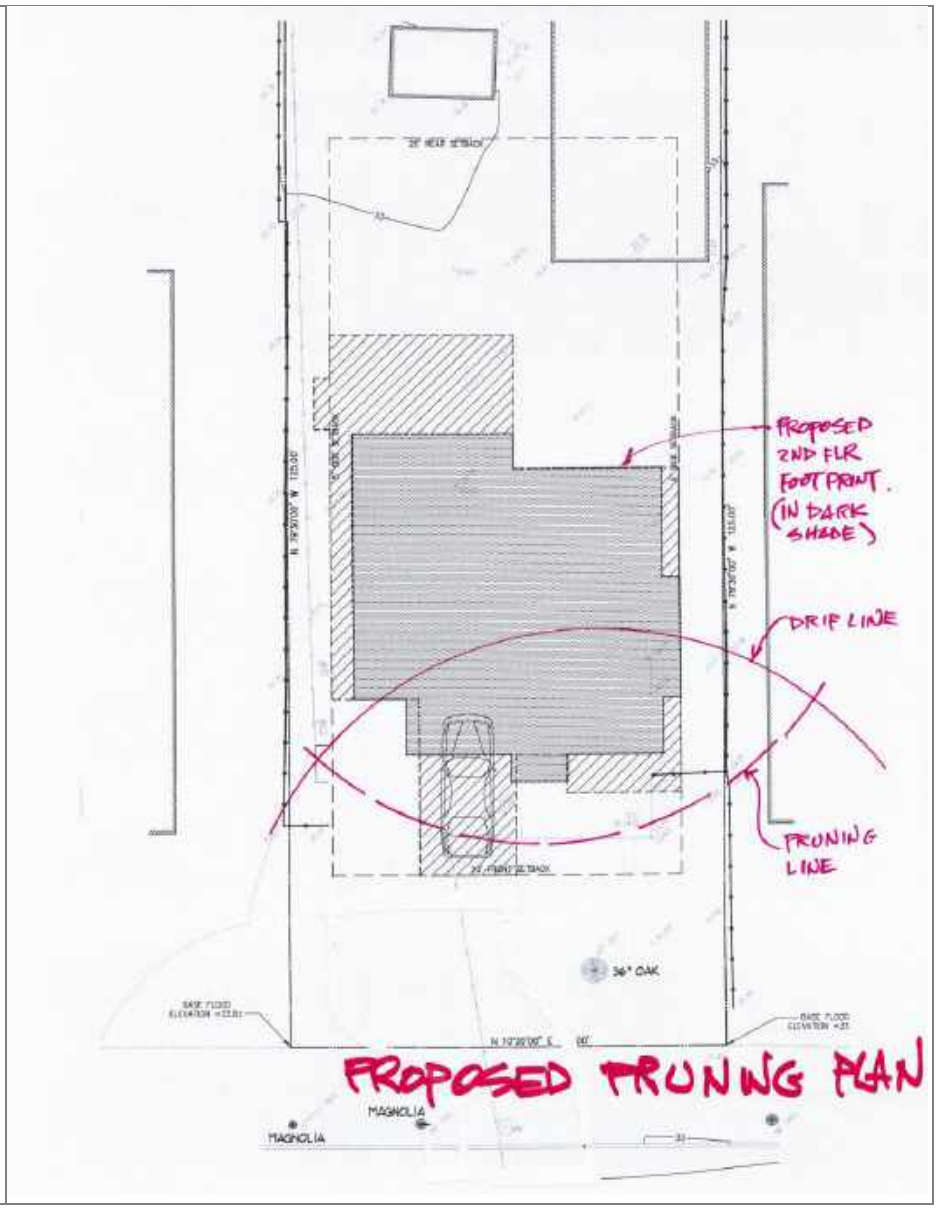
DRIVEWAY APRON
POPE STREET
(60' – R/W)
SITE PLAN (SCHEME D)

Proposed Pruning Plan for Tree#1	

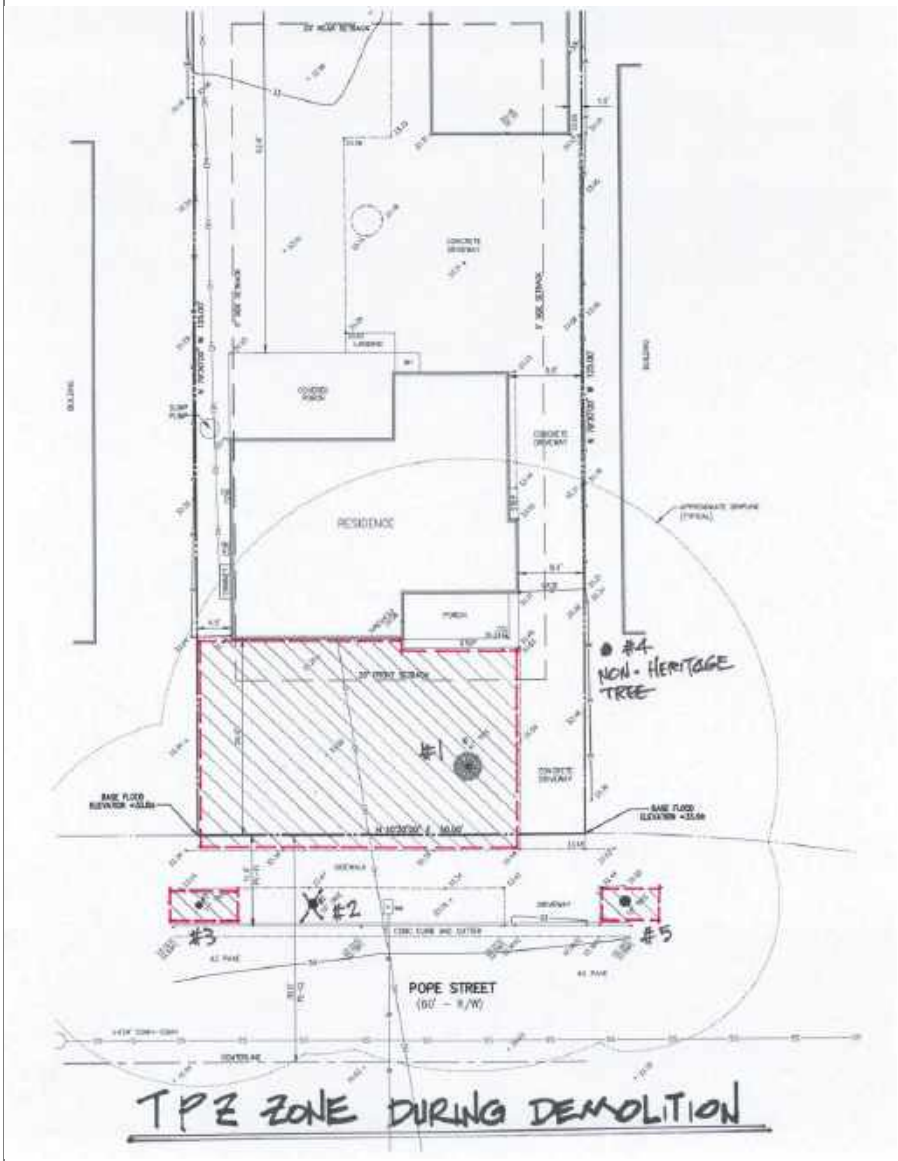
Tree Protection Plan	The subject property is located at 510 Pope Street, Menlo Park. The property has a level site with a single story two bedroom and one bath home built in the 1930's. The proposed development is to demolish the existing structures on site and build a new two-story single family home with four bedrooms. There are three heritage trees at the property, all of them are located at the front of the property. There is a large red oak (tree #1, 41" DBH) at the front yard, and two magnolia street trees (tree #2, DBH 15"; tree #3, DBH #3). The proposed development is seeking the removal of tree #2 to accommodate a proposed driveway. A Tree Preservation Feasibility/Livability Determination Study is submitted separately with a Heritage tree Removal Application for review. It is also this report's recommendation for removal of tree #2 and replant tree(s) that is in accordance with City's tree ordinance and suitable for the site and climate conditions. During construction, TPZ will be established based on this report's recommendation. All construction activities within TPZ shall have a 5 - 6' high fencing should be put up on the perimeter of the TPZ. Also padding and orange flexible fence should be wrapped around the trunk. Any trenching within the TPZ will be done either by hand, hydraulic or pneumatic excavation. Roots over 1" that are cut must be cut to sound wood, remain moist and reported to the Project Arborist. Roots over 2" must remain injury free unless cleared by the City Arborist. Notify project arborist at least 24 hours in advance of entering the TPZ.

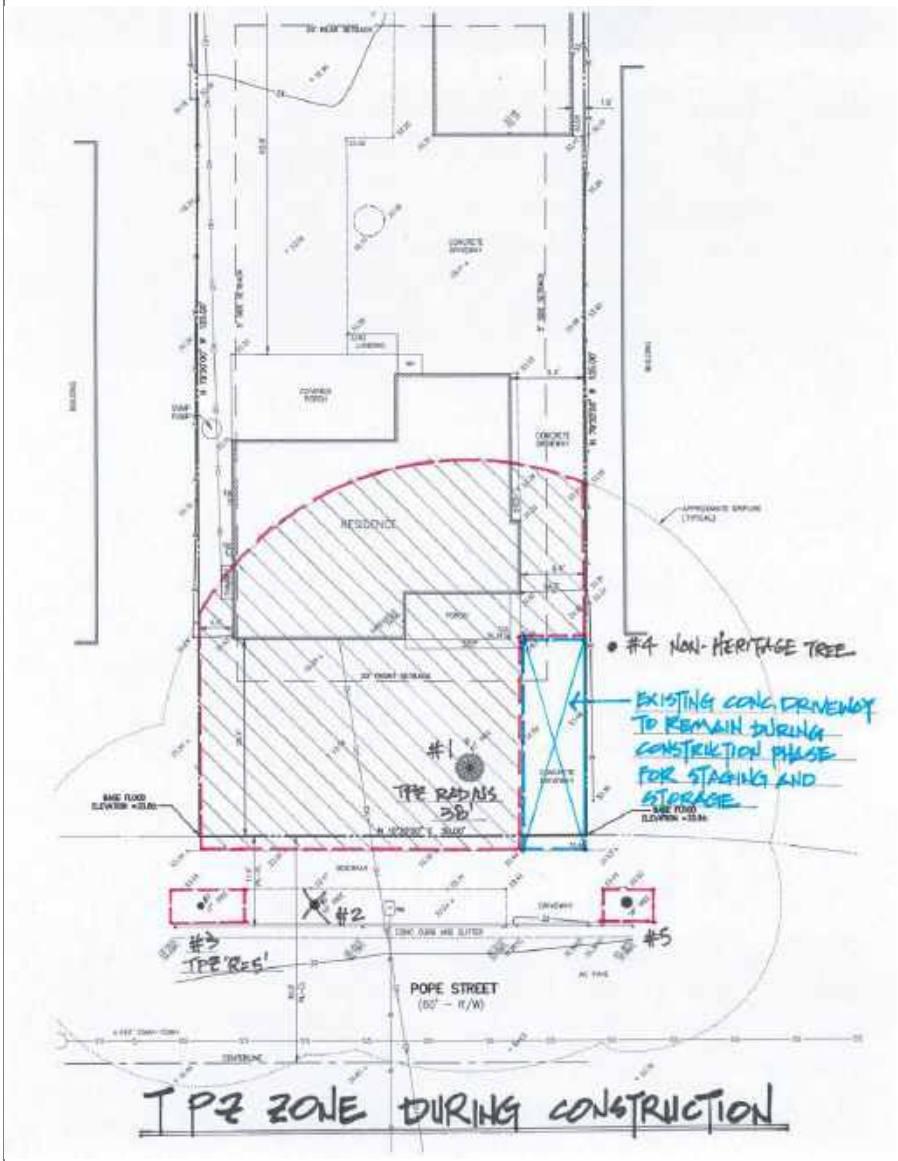
	There is an existing 9’ wide concrete driveway along its south property line that leads to the rear of the property. This concrete driveway shall remain during construction phase and be used as the staging and storage area. It will be removed at the end of the construction phase. The proposed development, during and post construction, does not appear to have detrimental impact on trees on site. At the end of construction site arborist will provide a post construction report on the health of trees.

Project Sheet Index	

SHEET INDEX

A.1	PROJECT INFORMATION, AREA PLAN AND STREETSCAPE
A.2	EXISTING AND PROPOSED SITE PLAN
A.3	EXISTING FLOOR PLANS AND ELEVATIONS
A.4	FIRST AND SECOND FLOOR PLANS
A.5	ELEVATIONS
A.6	ELEVATIONS
A.7	BUILDING SECTIONS
A.8	ROOF PLAN AND (E) FLOOR AREA/ LOT COVERAGE CALCULATIONS
A.9	PROPOSED FLOOR AREA/ LOT COVERAGE CALCULATIONS
A.10	PROPOSED LANDSCAPE PLAN
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY PLAN

TPZ Zones During Demolition.	

TPZ Zones During Construction.	

Arborist Report Upon Construction Completion	During the project the project arborist shall remain on call to address any construction adjustments or conflicts with existing trees. Upon completion of construction the consulting arborist shall perform another site assessment and create an arborist report siting any tree damage or loss.

Arborist Disclaimer	Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that may fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe, or fail for that matter, under all circumstances, or for a given period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatments, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, sight lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures. Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. This consultant does not verify the safely or health of any tree for any period of time. Construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or topple. I hereby declare that the above observations, discussion and recommendation are true to the best of my knowledge, belief and professional opinion. In addition, A Plus Tree is held harmless of any of these opinions from future tree failures.

STAFF REPORT

Planning Commission
Meeting Date: **8/15/2022**
Staff Report Number: **22-046-PC**

Public Hearing: **Use Permit/Michael Kramer/90 La Loma Drive**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district. The proposal includes a request to excavate more than one foot in depth within the left side setback. The proposal also includes an attached accessory dwelling unit (ADU), which is not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

The project site is located at 90 La Loma Drive in the Sharon Heights Neighborhood. The property is located near the intersection of La Loma Drive and Tioga Drive and lies on a west-to-east downward slope along La Loma Drive. All properties immediately adjacent to the subject property are also located in the R-1-S zoning district, with the exception that the project site borders Sharon Hills Park kitty-corner to the northwest. Residences in the area are a mix of older and newer one- and two-story residences with varying architectural styles ranging from ranch to Dutch farmhouse styles. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to demolish the existing two-story, single-family residence and detached garage, and construct a new two-story, single-family residence with an attached ADU. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachments D and E, respectively.

The proposed residence would be a four-bedroom, four and one half-bathroom home. The first floor would

be shared living space, including the kitchen, great room, and family room. The four bedrooms, along with additional shared loft space, would be located on the second floor. The required parking for the primary dwelling would be provided by an attached, front-loading, two-car garage. The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed floor area would be at the maximum with 4,757.3 square feet proposed where 4,064 square feet is the maximum permitted. The main residence would be 3,974.8 square feet and the attached ADU would be 782.5 square feet and would exceed the maximum floor area limit, however the maximum FAL is permitted to be exceeded by up to 800 square feet in order to accommodate the ADU;
- The proposed residence would be below the maximum building coverage with 29.3 percent proposed where 35 percent is the maximum;
- The proposed second floor would be below the second floor limit with 1,792.5 square feet proposed where the maximum allowable second-story floor area is 2,384.2 square feet;
- Due to the slope of the lot, the height of the proposed residence would be well below the maximum height, with 21.1 feet proposed where 28 feet is the maximum permitted height.

The proposed residence would have a front setback of 20 feet, and a rear setback of approximately 68 feet, five and one half inches, where 20 feet is required in either case. The residence is proposed to have a left side setback of 10 feet, three-quarter inch, and a right side setback of approximately 16 feet, nine inches for the main residence, where 10 feet is required on either side. The attached ADU would have a right side setback of four feet, which complies with applicable ADU standards. The proposed second story would be stepped back from the first story on the front and on the right side. On the second story, the front would be stepped back to approximately 40 feet from the front property line and the right side would be stepped back to 13 feet, one inch from the right property line. The ADU would be located on the first story on the front right side of the house.

Design and materials

The applicant states that the proposed residence would be constructed in a contemporary architectural style. The exterior materials would primarily consist of smooth stucco, with painted wood siding accents on the right side and rear elevations. The roof would be a flat roof, so no roofing materials other than the stucco siding parapet would be visible from the street. The residence would include wood elements including the garage door, front door, and front courtyard gate and fence. A guard rail on the second story in the rear would be metal. The windows would be metal-clad wood windows without gridding.

Most second-story windows would have a minimum sill height of three feet from finished floor. However, one second-floor window on the right side and one second-story window on the left side of the rear would have sill heights of two feet. Additionally, a sliding glass door would be located on the left side of the rear leading to a Romeo and Juliet balcony. The Romeo and Juliet balcony would not project more than 18 inches from the second-floor wall, and therefore does not meet the definition of a balcony in section 16.04.075 of the zoning ordinance, and is not required to meet the required balcony setback of 20 feet from the side. Due to the slope of La Loma Drive, the neighboring residence to the left would be located above the second floor of the proposed residence, and staff believes the lower window sill height and

Romeo and Juliet balcony would not pose any privacy concerns. The Commission may wish to discuss the two-foot sill height on the right side of the second story, however the second-story step back of 13 feet, one inch may be adequate to address any privacy concerns.

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The contemporary architectural style would be generally attractive and add to the mix of architectural styles in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the trees on and near the subject property. There are a total of fifteen trees on and around the subject property. There are seven heritage trees, including five heritage coast live oaks (Trees #75, #76, #77, #80, and #81), all located on the neighboring property to the left. One heritage valley oak (Tree #73) is also located on the neighboring property to the left. Finally, one heritage California bay (Tree #70) was located on the front right side of the property.

The California bay (Tree #70) was originally listed as a non-heritage tree proposed for removal. Upon inspection by the City Arborist, it was determined that the tree was, in fact, large enough to be considered a heritage tree. Prior to the first round of comments on the project when the applicant was informed of the determination, the tree was removed in error. The applicant was required to retroactively apply for a heritage tree removal permit, which was reviewed and approved by the City Arborist on the grounds of tree health rating. The applicant is required to replace the value of the removed heritage tree as a condition of approval of the heritage tree removal permit. The applicant would plant one evergreen dogwood, one western redbud, and one Saratoga laurel tree, all with a 36-inch box size, as the required replacements. The Saratoga laurel and western redbud would be located in the right-rear (northeast) corner of the property, and the evergreen dogwood would be located in the front of the property. The remainder of the property would be landscaped with a variety of shrubs and groundcover, as well as additional fruit trees. The rear yard would include synthetic turf and wood deck space.

The arborist report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist. Implementation of all recommendations to mitigate impacts to existing heritage trees identified in the arborist report would be ensured as part of condition 3.h.

Excavation in yards

The project includes a request to excavate with the left side setback. Per section 16.08.100 of the zoning ordinance, excavation of more than 12 inches within any required yard requires use permit approval. The applicant proposes to excavate within the left side setback in the front of the property in order to accommodate a trash area and side access into the garage. Due to the slope of the property, the required retaining wall would result in excavation of approximately three feet in depth for a maximum of approximately five feet into the side setback. Staff believed that the total area of excavation within the side yard is relatively minimal, and would allow for access to the garage and a screened area for trash bins to be stored. The Engineering Division would review grading and drainage plans, and the Building Division would review structural plans of the retaining wall during the building permit review stage to confirm

compliance with applicable city standards with regards to the excavation and slope management. Staff recommends approval of the excavation.

Correspondence

During review of the project, staff received feedback from a representative of the neighbor to the left who expressed concerns with the color of the flat roof and potential rooftop mechanical equipment, and protections of heritage trees, particularly the large valley oak tree. Mechanical plans are not required for the use permit stage for single-family homes. Should mechanical equipment be proposed on the roof, it will be required to be screened to comply with section 16.08.095 of the zoning ordinance. The arborist report was reviewed by the City Arborist who determined the proposed protection measures for trees in the vicinity of the project to be sufficient.

The applicant indicates that they reached out to neighbors and indicated that they would try to address concerns. As of the publication of this report, staff has not received any additional items of written correspondence on the project.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The contemporary architectural style would be generally attractive and add to the mix of architectural styles in the area. Staff believes the placement and design of second-story windows, would address potential privacy concerns on the left side, but the Commission may wish to discuss the sill height of the one second-story window on the right side. Staff believes the area of excavation within the side yard would be limited and would not be detrimental to the neighborhood. Staff recommends the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City

Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution Adopting Findings for project Use Permit, including project Conditions of Approval
   Exhibits to Attachment A
   A. Project Plans (See Attachment D to this (August 15, 2022) Planning Commission Staff Report)
   B. Conditions of approval
   C. Project Description Letter (See Attachment E to this (August 15, 2022) Planning Commission Staff Report
B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Arborist Report

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Chris Turner, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT FOR THE DEMOLITION OF AN EXISITNG ONE-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-1-S (SINGLE FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT; AND A USE PERMIT FOR EXCAVATION WITHIN THE REQUIRED SIDE YARD

WHEREAS, the City of Menlo Park ("City") received an application requesting to demolish an existing one-story, single-family residence, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the Single Family Suburban Residential (R-1-S) zoning district, and to excavate more than twelve inches in depth within the side yard (collectively, the "Project") from Michael Kramer ("Applicant"), located at 90 La Loma Drive (APN 074-150-470) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter which are attached hereto as Exhibit A and Exhibit C, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-S district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Urban Tree Management, Inc. which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on August 15, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project Revisions.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of new two-story residence on a substandard lot and for excavation within the left side setback is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage. Further, excavation of more than one foot in depth is allowed in any residential zoning district, other than R-1-U (LM), subject to granting of a use permit.

b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are provided.
c. Grading and drainage plans were reviewed by the Engineering Division and the excavation was found to be in compliance with applicable City standards. A building permit for the retaining wall would be reviewed by the Building Division prior to the excavation being completed to ensure all Building Code and City standards are met.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2022-00019, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit C, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit B.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 15, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 15th day of August, 2022

_____
Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

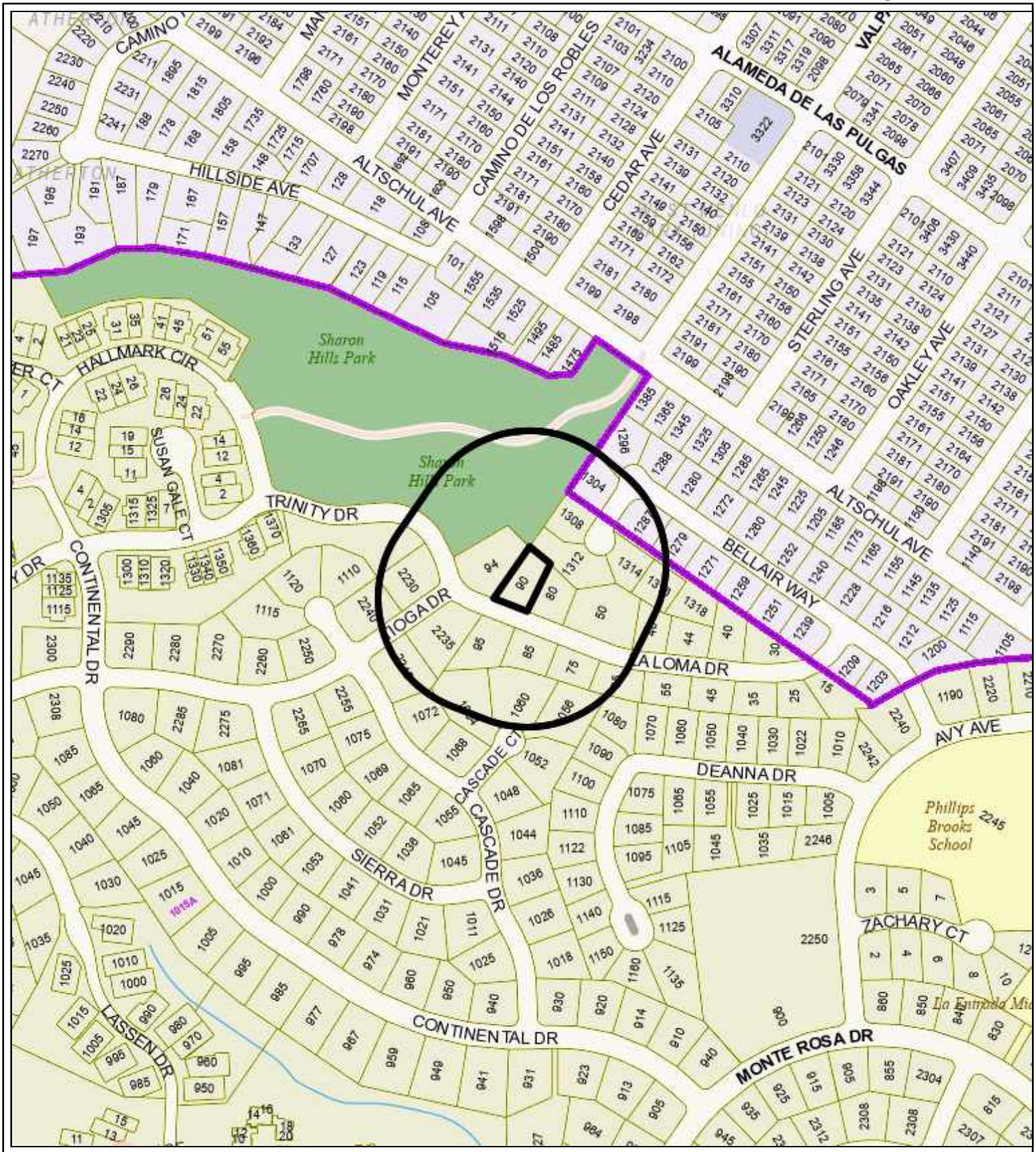
Exhibits

A. Project Plans
B. Conditions of Approval
C. Project Description Letter

LOCATION: 90 La Loma Drive	**PROJECT NUMBER:** PLN2022-00019	**APPLICANT:** Michael Kramer	**OWNER:** Michael Kramer

PROJECT CONDITIONS:

1. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 15, 2023) for the use permit to remain in effect.
2. Development of the project shall be substantially in conformance with the plans prepared by Anna Williamson Architects consisting of 19 plan sheets, dated received July 27, 2022 and approved by the Planning Commission on August 15, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
3. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
4. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
5. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
6. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
7. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
8. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Urban Tree Management, Inc., dated June 13, 2022.
9. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
10. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.



City of Menlo Park

Location Map

90 LA LOMA DRIVE

Scale: 1:4,000 | Drawn By: CRT | Checked By: CDS | Date: 8/15/2022 | Sheet: 1

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	12,056 sf	12,056 sf	10,000 sf min.
Lot width	73.7 ft.	73.7 ft.	80 ft. min.
Lot depth	149 ft.	149 ft.	100 ft. min.
Setbacks			
Front	20 ft.	39.8 ft.	20 ft. min.
Rear	68.5 ft.	16.7 ft.	20 ft. min.
Side (left)	10.1 ft.	15.3 ft.	10 ft. min.
Side (right)	4* ft.	9.7 ft.	10 ft. min.
Building coverage	3,533.1 sf 29.3 %	2,976.5 sf 24.7 %	4,219 sf max. 35 % max.
FAL (Floor Area Limit)*	4,757.3** sf	2,976.5 sf	4,064 sf max.
Square footage by floor	1,687.8 sf/1st 1,714.7 sf/2nd 77.8 sf/ >12 feet in height 494.5 sf/garage 782.5 sf/ADU 542 sf/porches	2,333 sf/1st 643.5 sf/garage	
Square footage of buildings	5,299.3 sf	2,976.5 sf	
Building height	21.1 ft.	11.9 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees**					
Heritage trees	7***	Non-Heritage trees	7*****	New trees	19
Heritage trees proposed for removal	1****	Non-Heritage trees proposed for removal	4	Total Number of trees	28

*This is based on the location of the attached ADU, which has a minimum side setback of four feet, and is therefore conforming to the zoning standards

**The attached ADU would exceed the maximum floor area limit, however the maximum FAL is permitted to be exceeded by up to 800 square feet in order to accommodate the ADU.

***Of these trees, six are located on neighboring properties and one is located on the subject property.

****This tree has already been removed.

*****Of these trees, three are located on neighboring properties and four are located on the subject property.

KRAMER RESIDENCE MENLO PARK, CA

CONTENTS

PROJECT SUMMARY

SITE INFORMATION

JOB ADDRESS:	90 LA LOMA DR. MENLO PARK, CA 94025	MAXIMUM HEIGHT:	28'
		DAYLIGHT PLANE:	19'-6" @ SETBACK AND THEN AT 45°
ASSESSOR'S PARCEL NUMBER:	074-150-470		
ZONING DISTRICT:	R-1S	SETBACKS:	
PARCEL SIZE:	12,056 SF	FRONT	20'
OCCUPANCY GROUPS:	R1	REAR	20'
TYPE OF CONSTRUCTION:	V-B	SIDE	10'
NUMBER OF STORIES:	2		
FIRE SPRINKLERS:	YES (DEFERRED SUBMITTAL)	PARKING:	2 COVERED (10' X 20')
		ADU SETBACKS:	
		FRONT	20'
		REAR	4'
		SIDE	4'

FLOOR AREA CALCULATIONS

	ALLOWABLE	EXISTING	PROPOSED	
MAX. BLDG LOT COVERAGE*	**5,019.6SF****	2,976.5 SF	3,533 SF	
MAX. BLDG FLOOR AREA*	**4,864 SF**			
MAIN LEVEL		2,333 SF	1,687.75	SF
UPPER LEVEL		N/A	1,792.5	SF
GARAGE		643.5	494.5	SF
ADU		N/A	782.5	SF
MAX. BLDG FLOOR AREA*	**4,864 SF**	2,976.5 SF (E)	***4,784.25***	***SF(NEW CONSTRUCTION)***
MAX. BLDG HEIGHT	28'	11'-11"	22'-11-3/4"	

* INCLUDES 800 SF FOR ACCESSORY DWELLING BUILDNIG
** REFER TO ATTACHED LOT ASSESMENT FOR BUILDING SITE AREA TO BE USED IN FLOOR AND LOT AREA CALCULATIONS
*** SEE PARTIAL BASEMENT CALULATIONS ON 1/A0.2 PER SMC ZONING CODE (6300.13.20.b)

PROJECT DESCRIPTION

DEMOLISH (E) SINGLE STORY RESIDENCE AND GARAGE

DEMOLISH (E) HARDSCAPE

CONSTRUCTION OF (N) 3,507.25 SF MAIN RESIDENCE & ATTACHED (N) 494.5 SF GARAGE & ATTACHED (N) 782.5 SF ACCESSORY DWELLING UNIT.

(N) LANDSCAPING, GRADING, HARDSCAPE, UTILITIES

VICINITY MAP

CONTACTS

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CIVIL ENGINEER:	LEA & BRAZE ENGINEERING, INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 T: (510) 887 - 4086
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TITLE 24/ GREENPOINT RATER:	XXXX XXXX XXXX, CA XXXXX T:
SURVEYOR:	LEA & BRAZE ENGINEERING, INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 T: (510) 887 - 4086
CONTRACTOR:	COAST TO COAST DEVELOPMENT, INC. 113 PEARL AVENUE SAN CARLOS, CA 94070 T: (650) 654-6412 W: WWW.COASTTOCOASTDEV.NET
GEOTECHNICAL ENGINEER:	GEOFORENSICS, INC. 561 PILGRIM DR. # D FOSTER CITY, CA 94404 T: (650) 349 - 3369

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ANA WILLIAMSON LICENSED ARCHITECT C-24100 STATE OF CALIFORNIA

KRAMER RESIDENCE
90 LA LOMA DRIVE
MENLO PARK, CA, 94025
APN: 074-150-470

ISSUE:	DATE:
USE PERMIT	04/06/2022
⚠ USE PERMIT - REV 1	06/17/2022

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DATE: 7/27/2022
JOB NO.: 2110
DRAWING TITLE: COVER SHEET
SHEET: A0.0

FLOOR AREA CALCULATIONS

ALLOWABLE FLOOR AREA

MAX FLOOR AREA = 25%(PARCEL AREA -7,000)+2,800
= 0.25(12,056-7,000)+2,800
= **4,064 SF**

ADU FLOOR AREA ALLOWANCE = **800 SF**

TOTAL FLOOR AREA = **4,864 SF**

ALLOWABLE LOT COVERAGE

MAX LOT COVERAGE = 35% X PARCEL AREA
= 12,056 X 0.35
= **4,219.6 SF**

ADU LOT COVERAGE ALLOWANCE = **800 SF**

KEY

- AREA COUNTED FOR LOT COVERAGE BUT NOT FAR CALCULATIONS
- AREA NOT COUNTED IN FAR CALCULATIONS
- GARAGE

PROPOSED LOT COVERAGE

A	23'-6 1/4" x 21'-1/4"	494.5	SF
B	21' -6" x 15'-11 3/4"	343.5	SF
C	17'-2" x 30'-5 3/4"	523.25	SF
D	29'-3/4" x 15'-3/4"	437.75	SF
E	22'-11 3/4" x 10'-7 3/4"	244.75	SF
F	7'-1 1/4" x 16'-5 1/4"	117.5	SF
G	17'-3" x 21'-1 1/4"	364	SF
H	19'-9 3/4" x 18'-6 1/2"	367.5	SF
I	13'-7 1/4" x 3'-9"	51	SF
J	6'-2 1/2" x 3'-9"	23.25	SF
K	4'-7" x 4'-7"	21	SF
L	33'-7 3/4" x 15'-5"	518.75	SF
M	4'-2 1/4" x 6'-3"	26.25	SF
COVERAGE		**3,533**	**SF**
MAIN LEVEL FAR		**2,964.75**	**SF**
TOTAL COVERAGE		**3,533**	**SF**

PROPOSED FLOOR AREA

MAIN RESIDENCE MAIN LEVEL

A	23'-6 1/4" x 21'-1/4"	494.5	SF
B	21' -6" x 15'-11 3/4"	343.5	SF
C	17'-2" x 30'-5 3/4"	523.25	SF
D	29'-3/4" x 15'-3/4"	437.75	SF
E	22'-11 3/4" x 10'-7 3/4"	244.75	SF
F	7'-1 1/4" x 16'-5 1/4"	117.5	SF
K	4'-7" x 4'-7"	21	SF
		2,182.25	SF

ADU

G	17'-3" x 21'-1 1/4"	364	SF
H	19'-9 3/4" x 18'-6 1/2"	367.5	SF
I	13'-7 1/4" x 3'-9"	51	SF
		782.5	SF

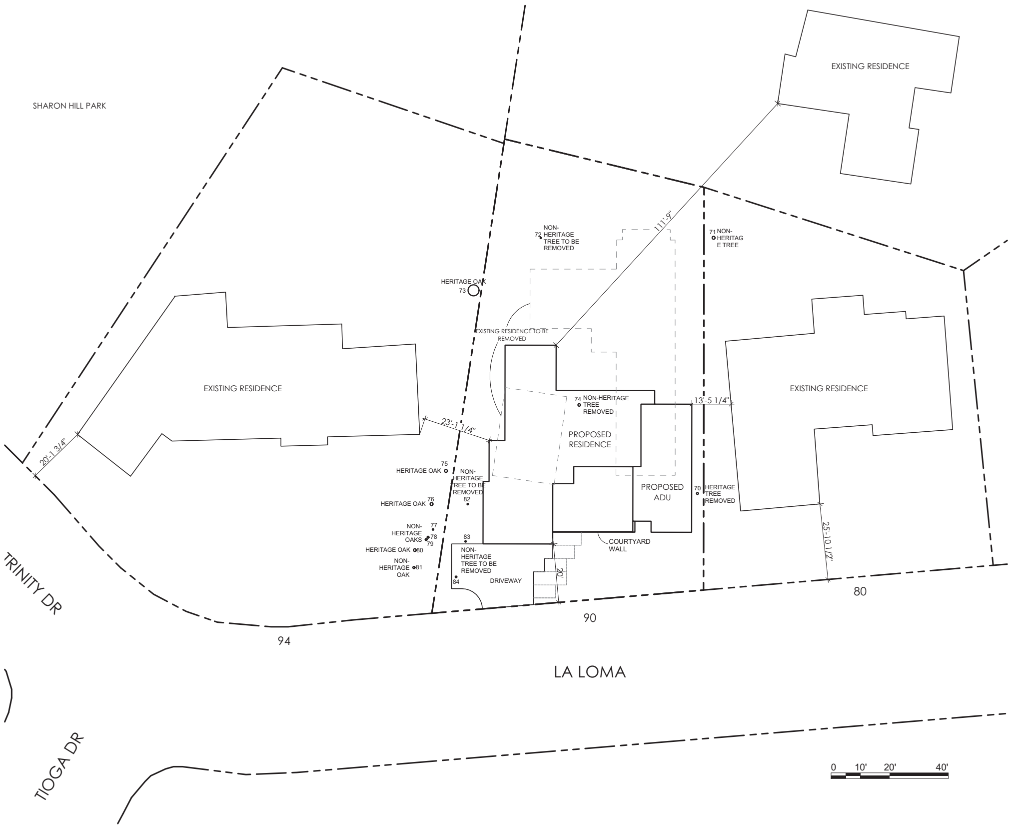
TOTAL MAIN LEVEL : 2,964.75 SF

MAIN RESIDENCE SECOND LEVEL

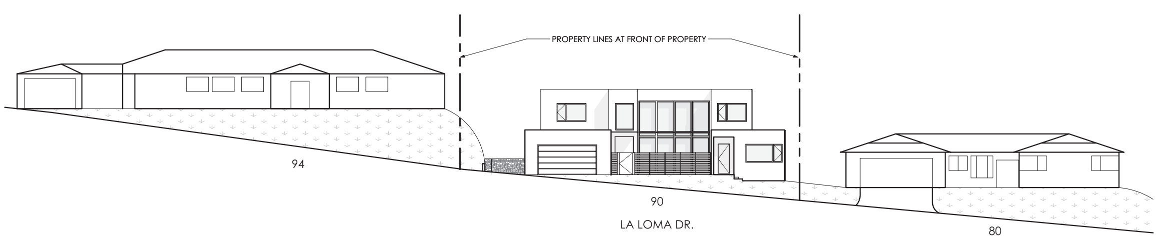
N	10'-9 3/4" x 4'-9 1/4"	51.5	SF
O	11'-4 1/4" x 4'-6 1/4"	51.25	SF
P	38'-9 1/4" x 6'- 1 1/2"	237	SF
Q	7'-6 1/2" x 10'-3 3/4"	77.75	SF
R	18'-6 1/2" x 12'-6 3/4"	233	SF
S	54'-5 3/4" x 16'-7"	903.5	SF
T	17'-2" x 13'-10 3/4"	238.5	SF

SECOND LEVEL : 1,792.5 SF

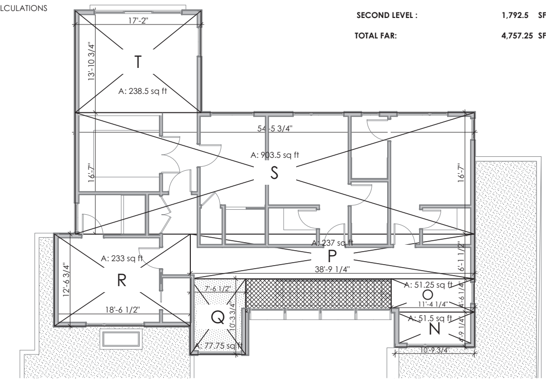
TOTAL FAR: 4,757.25 SF



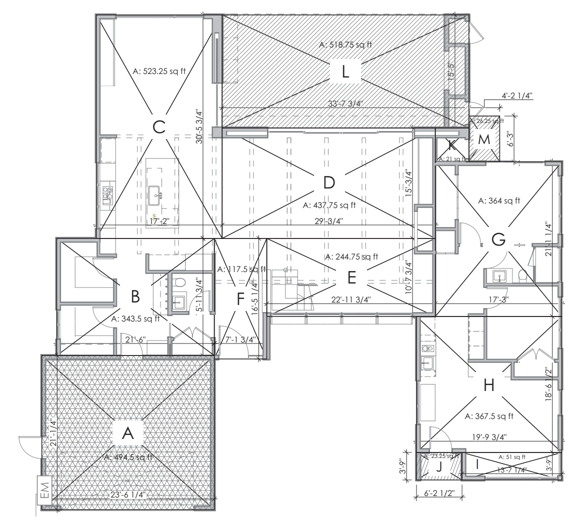
A AREA PLAN: 90 LA LOMA DR.
1" = 20'



A STREETSCAPE: 90 LA LOMA DR.
1/16" = 1'-0"



2 SECOND LEVEL FAR
1/8" = 1'-0"



1 MAIN LEVEL FAR DIAGRAM
1/8" = 1'-0"

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ANA MARIA WILLIAMSON
C-24430
08/23
RENEWAL DATE
STATE OF CALIFORNIA

KRAMER RESIDENCE

90 LA LOMA DRIVE
MENLO PARK, CA 94025
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DRAWN: TV
DATE: 7/22/2022
JOB NO. 2110
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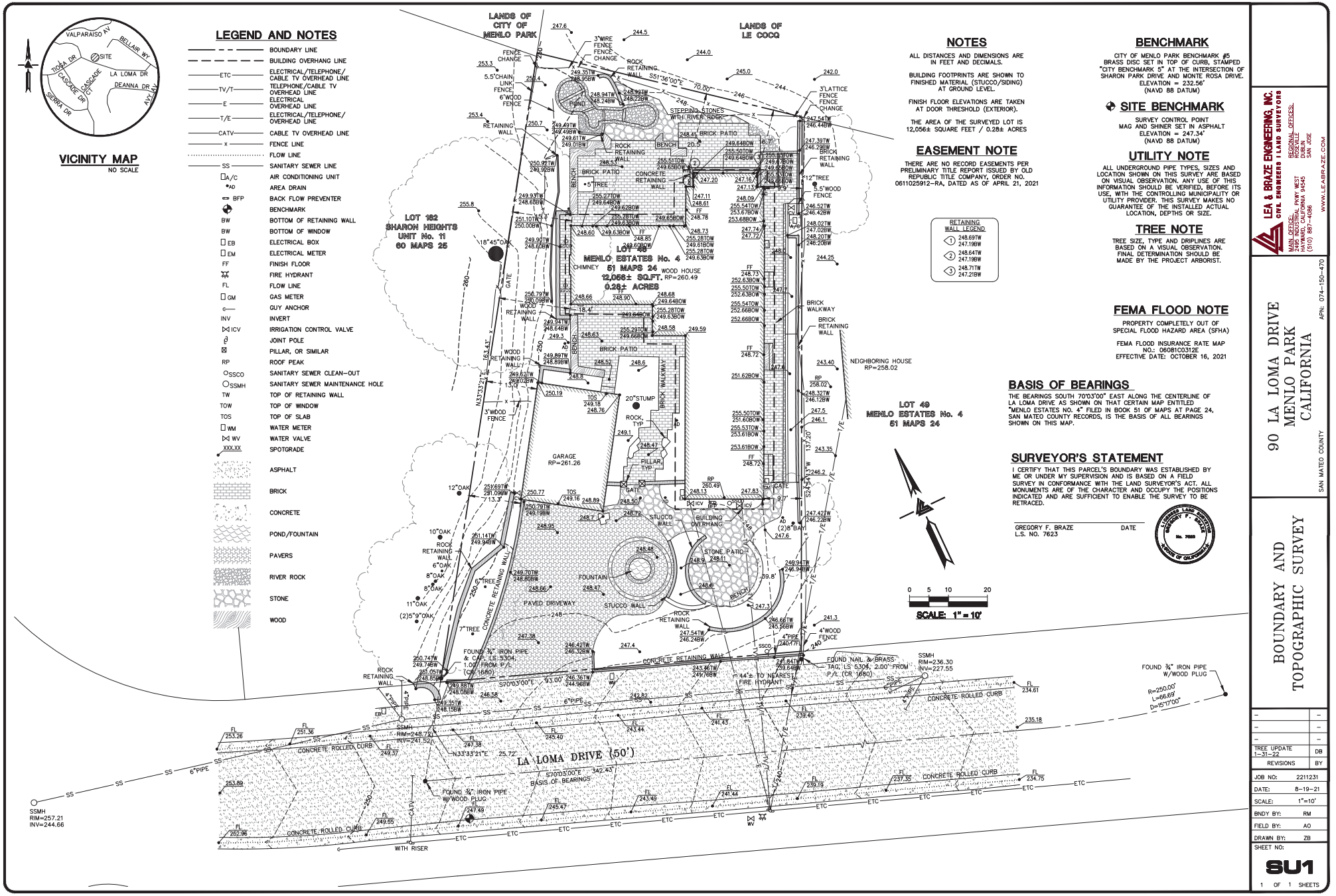
SHEET: A0.2

D2



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
2495 INDUSTRIAL PKWY WEST, HAYWARD, CALIFORNIA 94545, (510) 887-4086
REGIONAL OFFICES: SAN JOSE, DUBLIN
WWW.LEABRAZE.COM

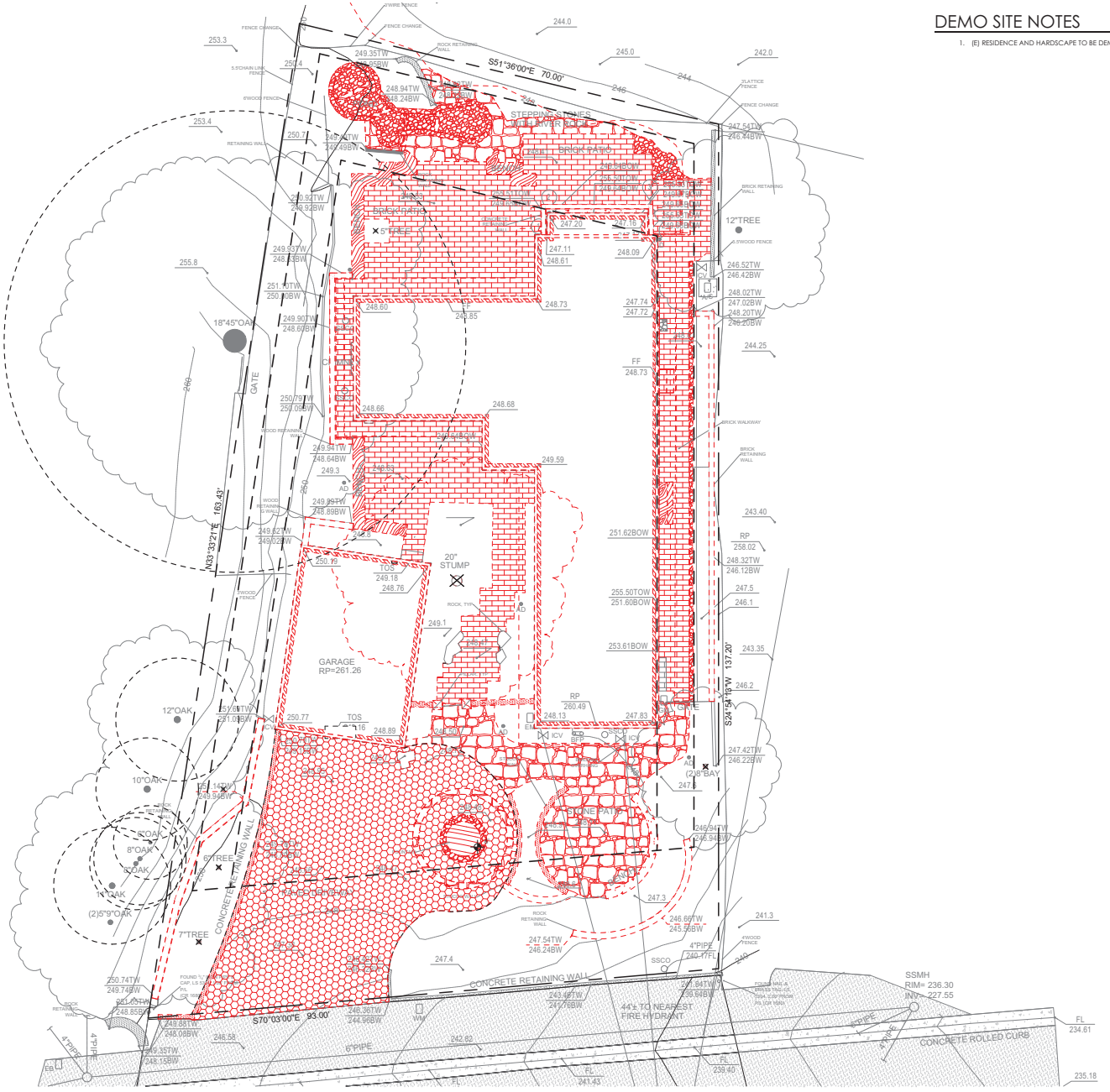
90 LA LOMA DRIVE
MENLO PARK
CALIFORNIA
SAN MATEO COUNTY
APN: 074-150-470

BOUNDARY AND TOPOGRAPHIC SURVEY

TREE UPDATE 1-31-22	DB
REVISIONS	BY
JOB NO:	2211231
DATE:	8-19-21
SCALE:	1"=10'
BNDY BY:	RM
FIELD BY:	AO
DRAWN BY:	ZB
SHEET NO:	SU1

1 OF 1 SHEETS

D3



1 DEMO SITE PLAN
1/8" = 1'-0"

DEMO SITE NOTES

1. (E) RESIDENCE AND HARDSCAPE TO BE DEMOLISHED

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KRAMER RESIDENCE

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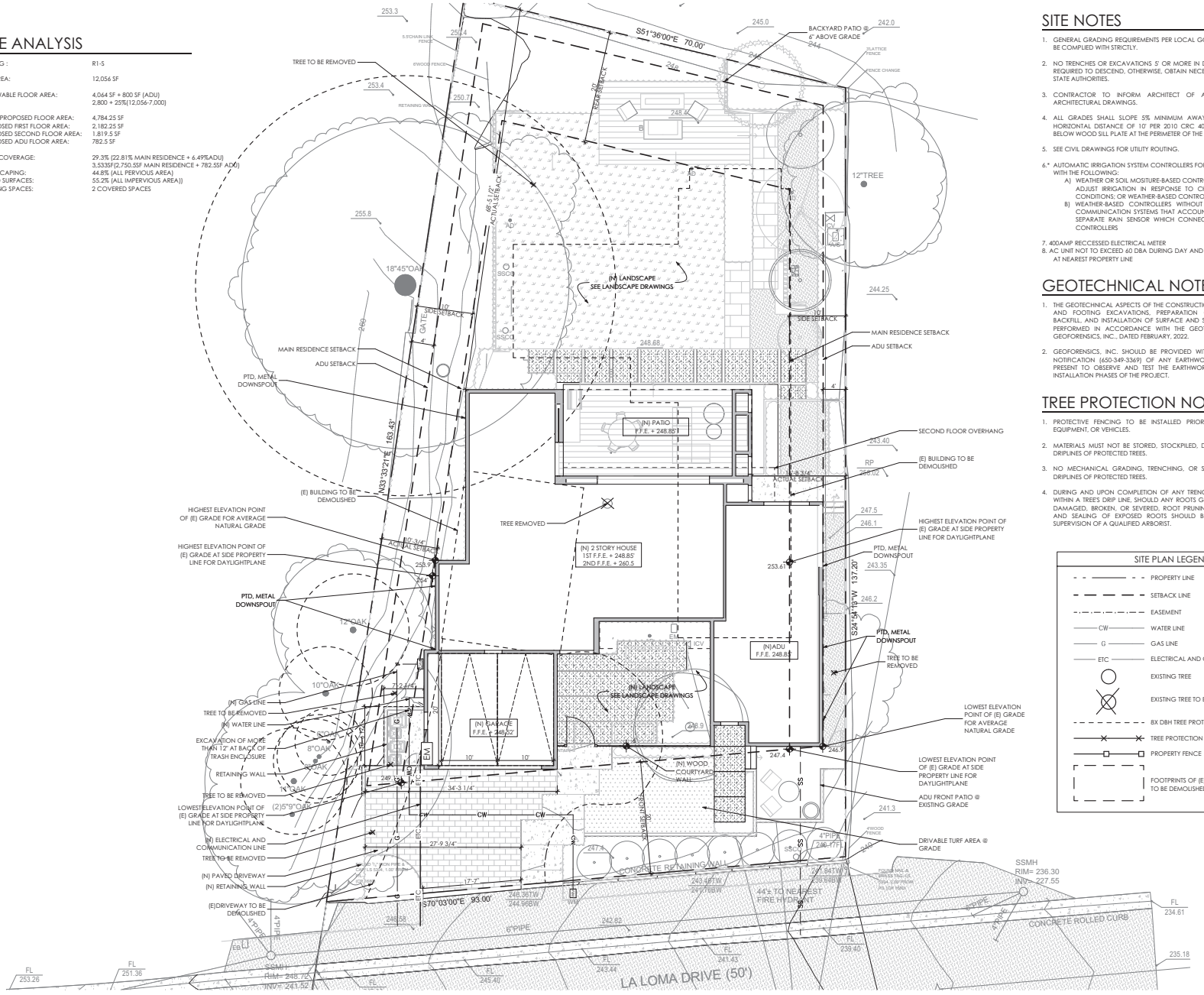
SHEET: A1.0

D4

SITE ANALYSIS

ZONING :	R1-S
LOT AREA:	12,056 SF
ALLOWABLE FLOOR AREA:	4,064 SF + 800 SF (ADU) 2,800 + 25%(12,056-7,000)
TOTAL PROPOSED FLOOR AREA:	4,784.25 SF
PROPOSED FIRST FLOOR AREA:	2,182.25 SF
PROPOSED SECOND FLOOR AREA:	1,819.5 SF
PROPOSED ADU FLOOR AREA:	782.5 SF
LAND COVERAGE:	29.3% (22.81% MAIN RESIDENCE + 6.49%ADU) 3,533SF(2,750.5SF MAIN RESIDENCE + 782.5SF ADU)
LANDSCAPING:	44.8% (ALL PERVIOUS AREA)
PAVED SURFACES:	55.2% (ALL IMPERVIOUS AREA))
PARKING SPACES:	2 COVERED SPACES



1 SITE PLAN
1/8" = 1'-0"

SITE NOTES

1. GENERAL GRADING REQUIREMENTS PER LOCAL GOVERNING JURISDICTIONS SHALL BE COMPLIED WITH STRICTLY.
2. NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OTHERWISE, OBTAIN NECESSARY PERMIT FROM LOCAL OR STATE AUTHORITIES.
3. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS.
4. ALL GRADES SHALL SLOPE 5% MINIMUM AWAY FROM THE BUILDING FOR A HORIZONTAL DISTANCE OF 10' PER 2010 CRC 401.3 AND BE A MINIMUM OF 8" BELOW WOOD SILL PLATE AT THE PERIMETER OF THE BUILDING.
5. SEE CIVIL DRAWINGS FOR UTILITY ROUTING.
6.* AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING:
   A) WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN WEATHER OR SOIL CONDITIONS; OR WEATHER-BASED CONTROLLERS
   B) WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR RAINFALL SHALL HAVE A SEPARATE RAIN SENSOR WHICH CONNECTRS OR COMMUNICATES WITH CONTROLLERS
7. 400AMP RECCESSED ELECTRICAL METER
8. AC UNIT NOT TO EXCEED 60 DBA DURING DAY AND 50 DBA AT NIGHT AS MEASURED AT NEAREST PROPERTY LINE

GEOTECHNICAL NOTES

1. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER AND FOOTING EXCAVATIONS, PREPARATION OF SUBGRADE, RETAINING WALL BACKFILL, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY GEOFORENSICS, INC., DATED FEBRUARY, 2022.
2. GEOFORENSICS, INC. SHOULD BE PROVIDED WITH AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-349-3369) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

TREE PROTECTION NOTES

1. PROTECTIVE FENCING TO BE INSTALLED PRIOR TO ARRIVAL OF MATERIALS, EQUIPMENT, OR VEHICLES.
2. MATERIALS MUST NOT BE STORED, STOCKPILED, DUMPED, OR BURIED INSIDE THE DRIPLINES OF PROTECTED TREES.
3. NO MECHANICAL GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE DRIPLINES OF PROTECTED TREES.
4. DURING AND UPON COMPLETION OF ANY TRENCHING & GRADING OPERATION WITHIN A TREE'S DRIP LINE, SHOULD ANY ROOTS GREATER THAN 1" IN DIAMETER BE DAMAGED, BROKEN, OR SEVERED, ROOT PRUNING TO INCLUDE FLUSH CUTTING AND SEALING OF EXPOSED ROOTS SHOULD BE ACCOMPLISHED UNDER THE SUPERVISION OF A QUALIFIED ARBORIST.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT
- CW — WATER LINE
- G — GAS LINE
- ETC — ELECTRICAL AND COMMUNICATIONS LINES
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- 8X DBH TREE PROTECTION ZONE
- TREE PROTECTION FENCING
- PROPERTY FENCE
- FOOTPRINTS OF (E) BUILDINGS TO BE DEMOLISHED

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KRAMER RESIDENCE

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MENLO PARK, CA. 94025
APN: 074-135-470

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DRAWING TITLE: PROPOSED SITE PLAN

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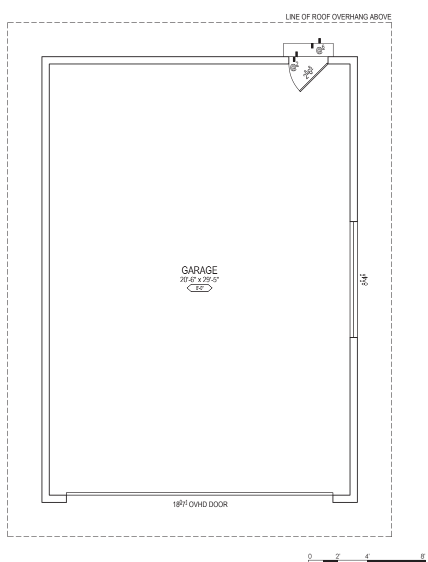
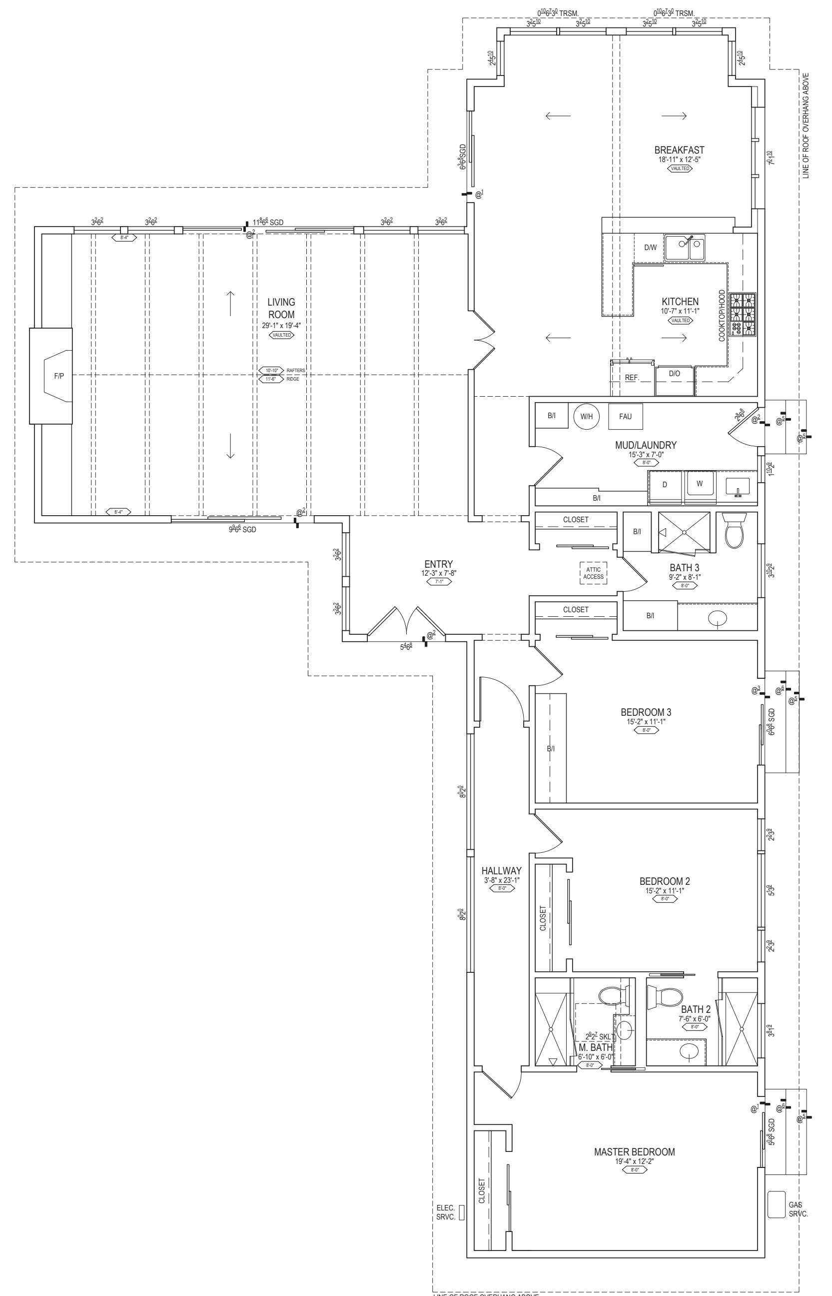


2 EXISTING GARAGE FLOOR PLAN - TO BE DEMOLISHED
1/4" = 1'-0"



1 EXISTING MAIN RESIDENCE FLOOR PLAN - TO BE DEMOLISHED
1/4" = 1'-0"

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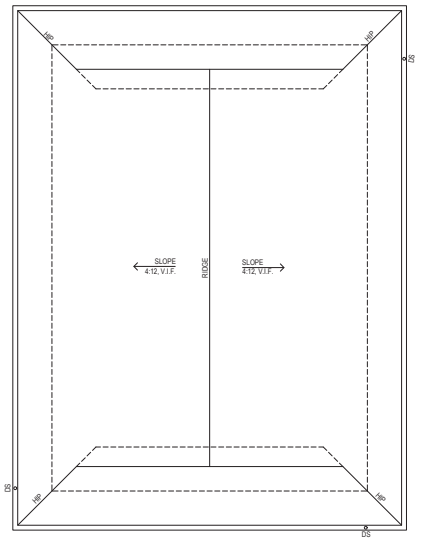
SHEET: A2.0

D6



2 EXISTING GARGE ROOF PLAN - TO BE DEMOLISHED
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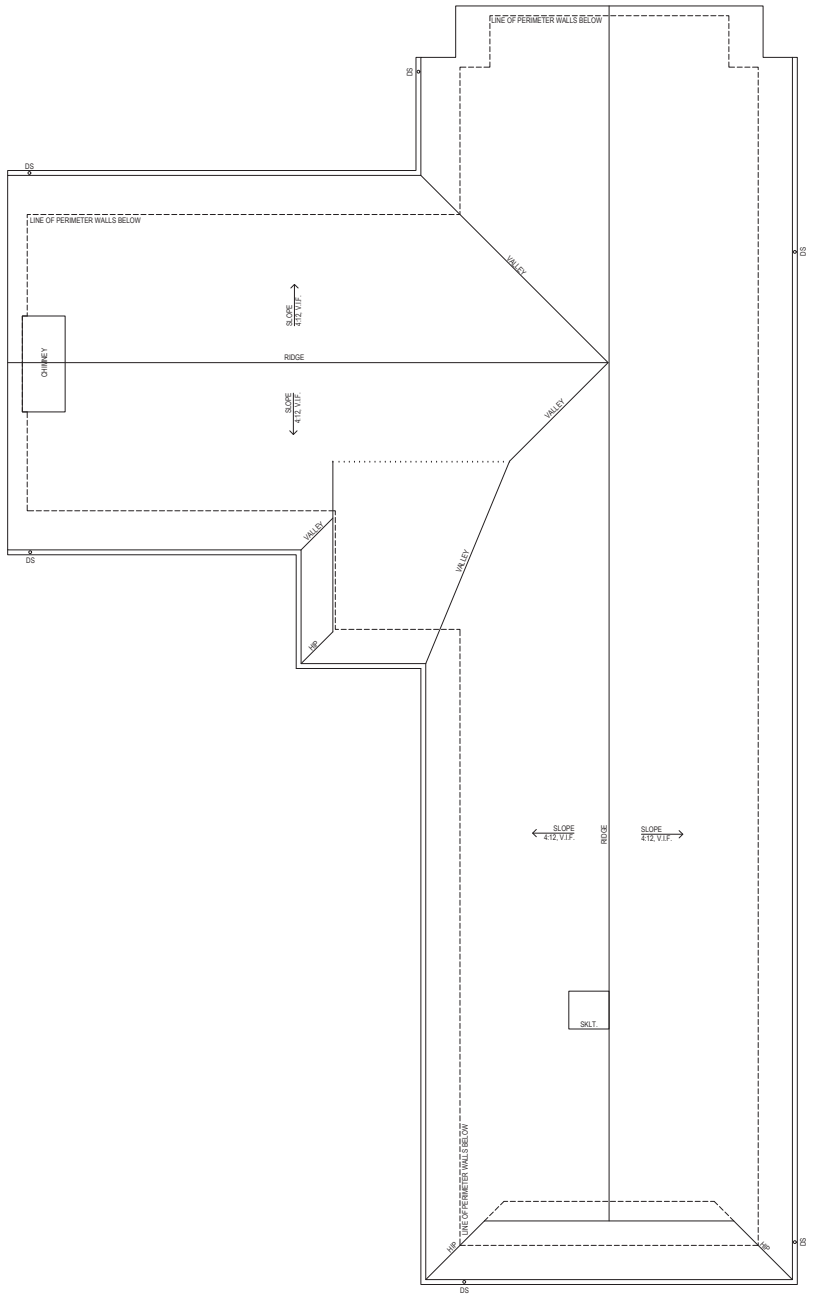

2 EXISTING MAIN RESIDENCE ROOF PLAN - TO BE DEMOLISHED
1/4" = 1'-0"

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RENEWAL 08/31/2023
STATE OF CALIFORNIA

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90 LA LOMA DRIVE
MENLO PARK, CA. 94025
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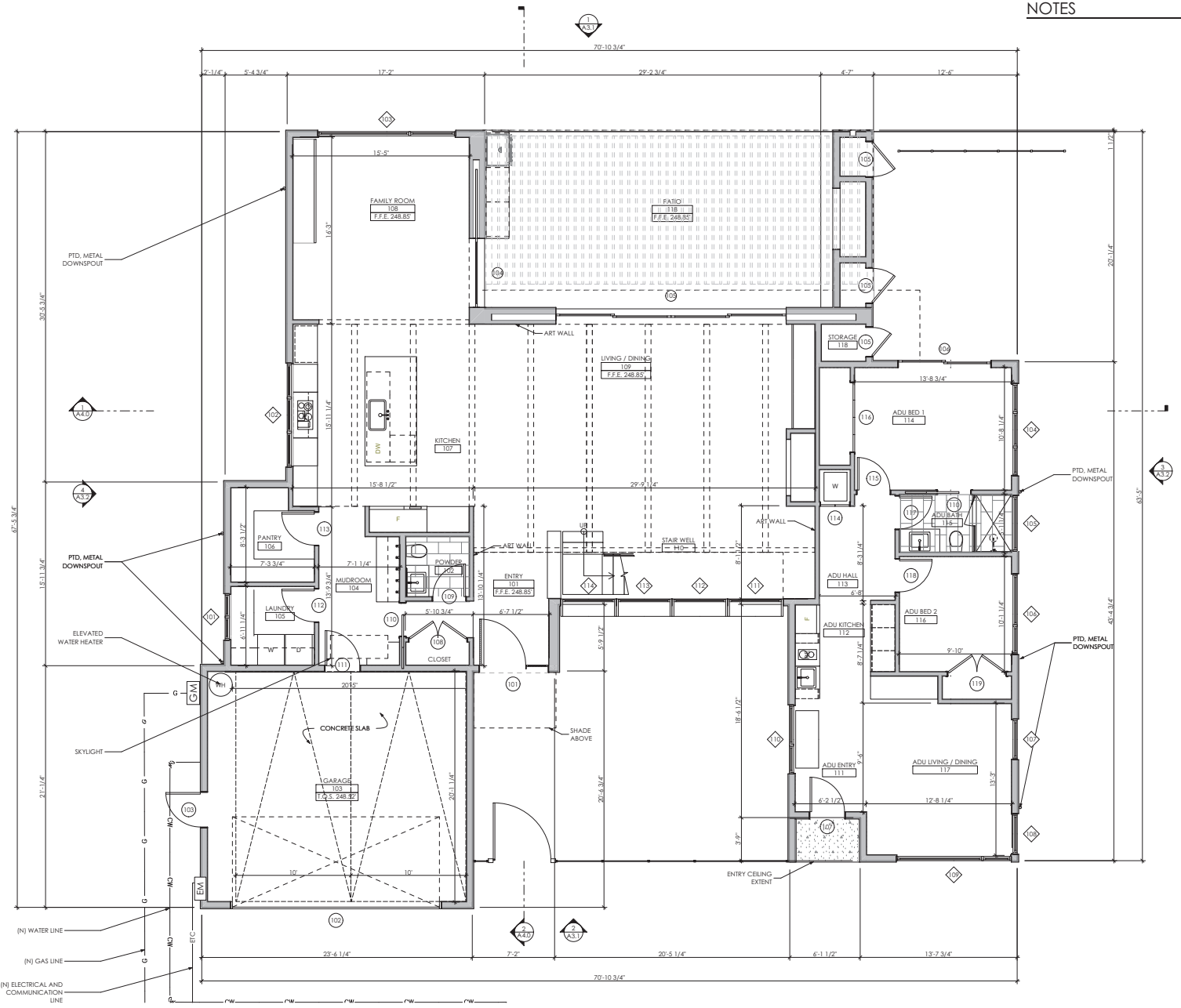

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

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90 LA LOMA DRIVE
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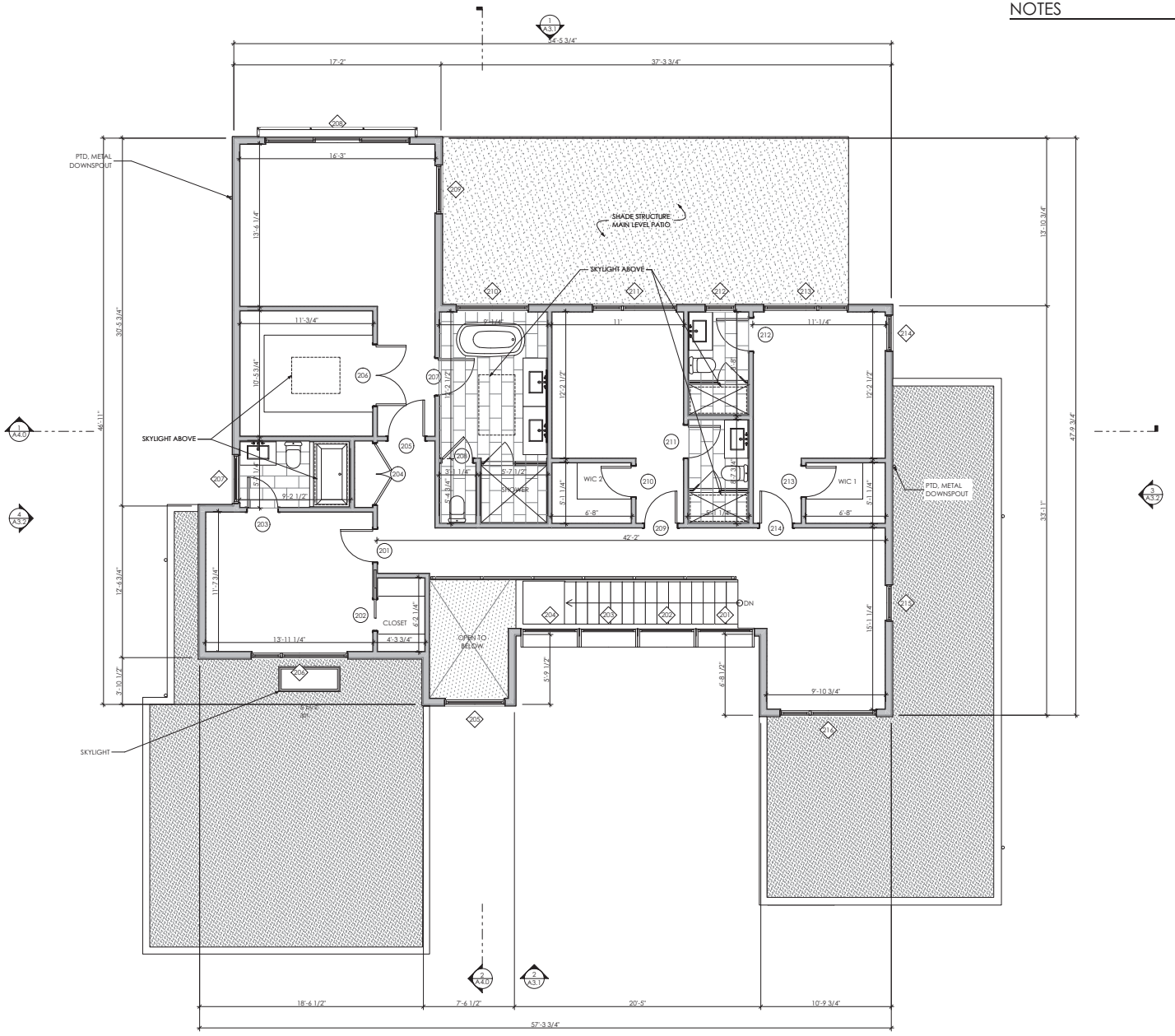
D8

NOTES



1 PROPOSED SECOND PLAN
1/4" = 1'-0"

ANA WILLIAMSON ARCHITECT
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JOB NO. 2110
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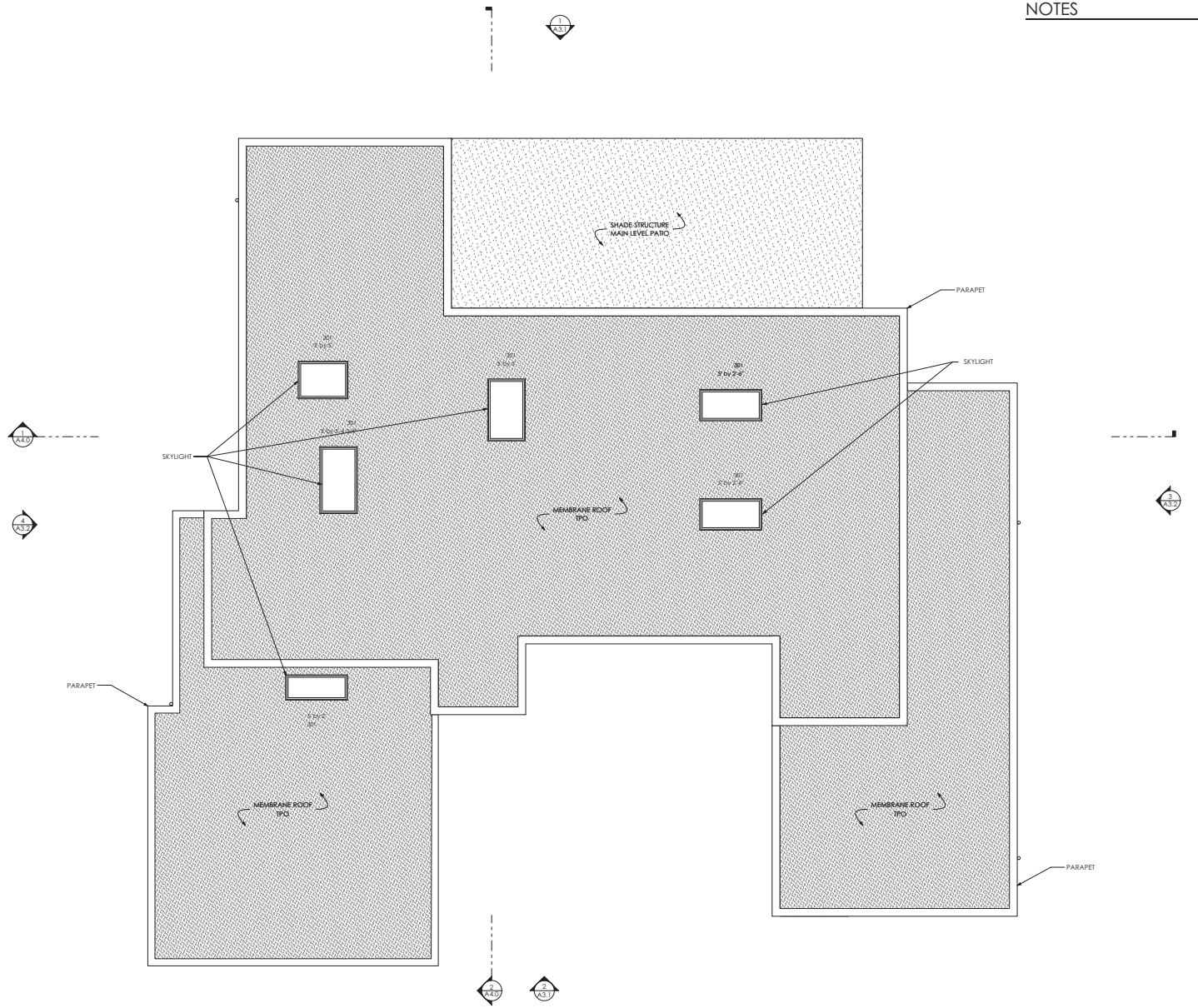
NOTES



1 ROOF
1/4" = 1'-0"

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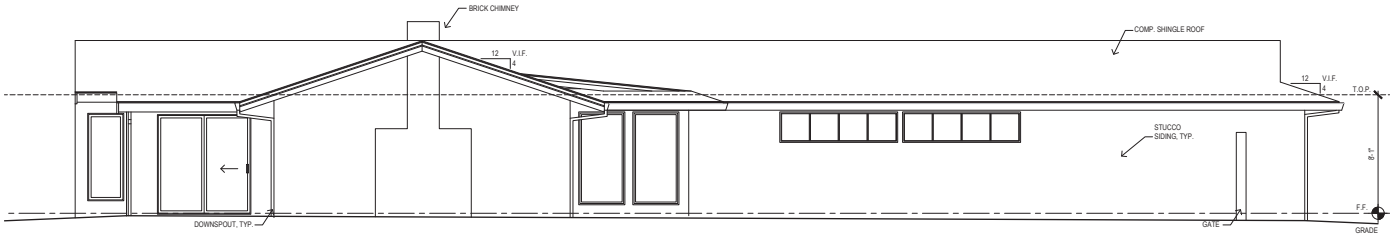
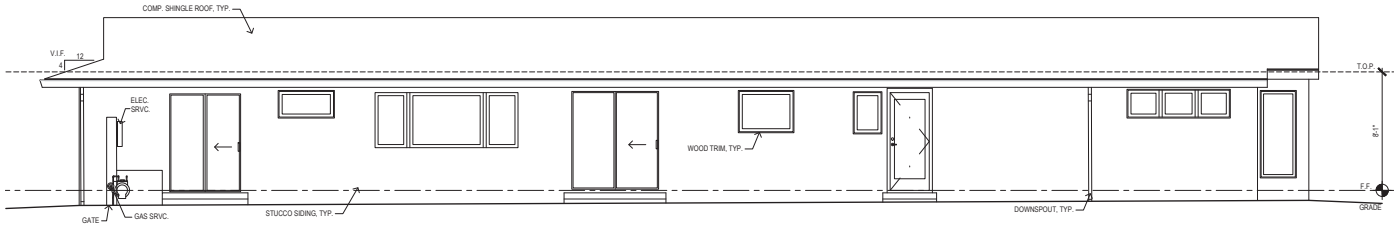
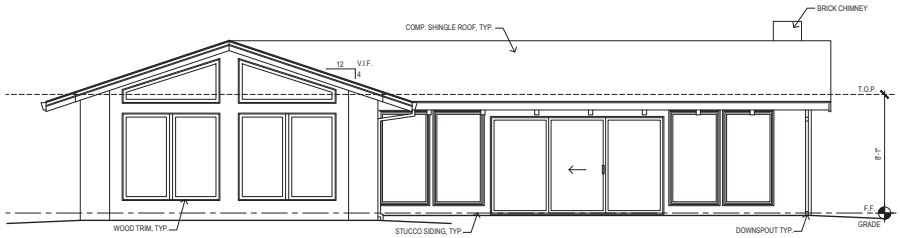


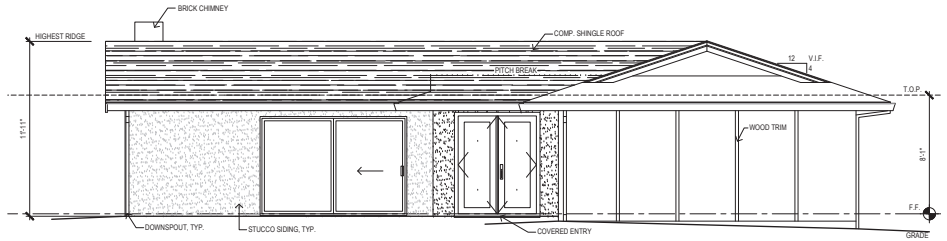
4 EXISTING LEFT / WEST ELEVATION - TO BE DEMOLISHED
1/4" = 1'-0"



3 EXISTING RIGHT / EAST ELEVATION - TO BE DEMOLISHED
1/4" = 1'-0"



2 EXISTING BACK / NORTH ELEVATION - TO BE DEMOLISHED
1/4" = 1'-0"



1 EXISTING FRONT / SOUNTH ELEVATION - TO BE DEMOLISHED
1/4" = 1'-0"

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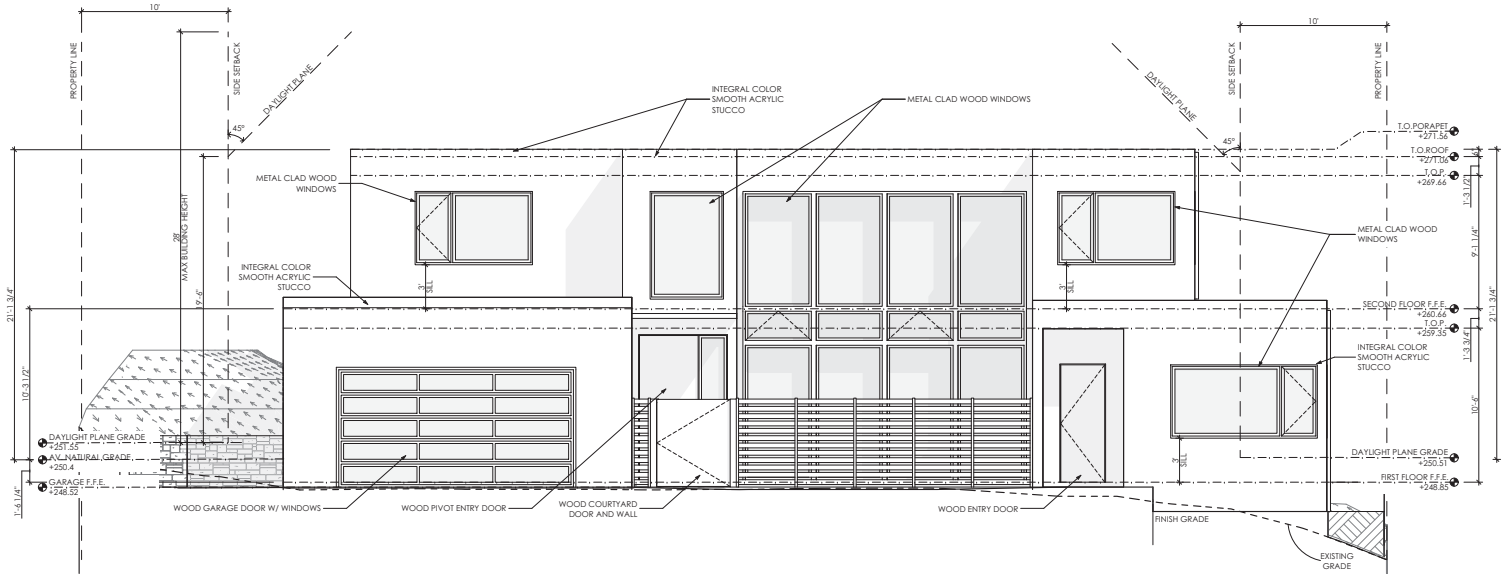
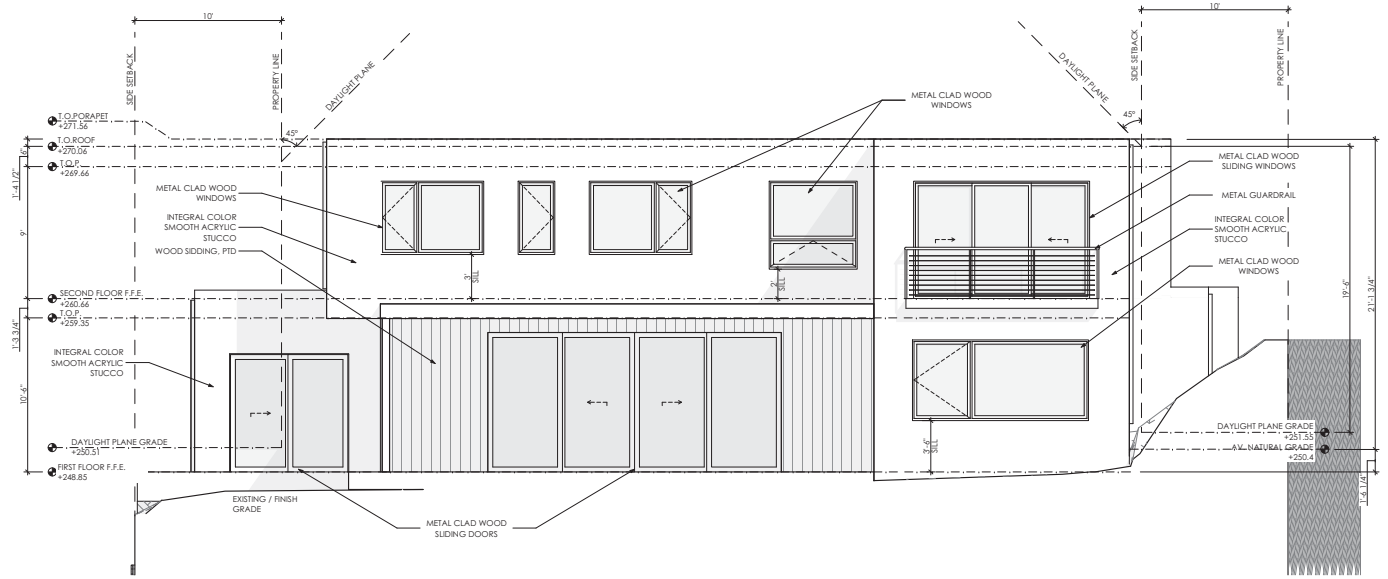


2 PROPOSED FRONT/SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED BACK/NORTH ELEVATION
1/4" = 1'-0"

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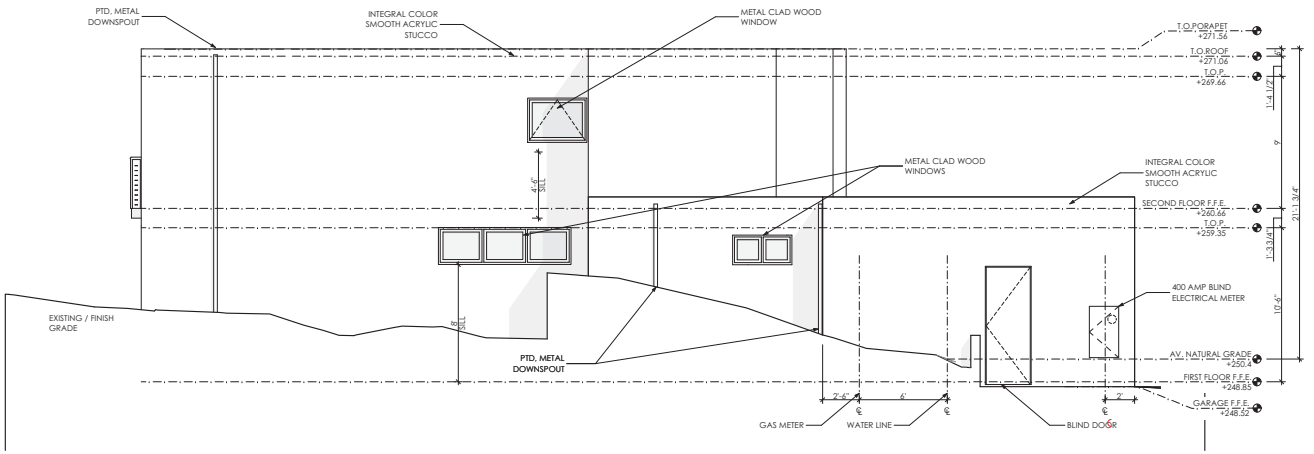
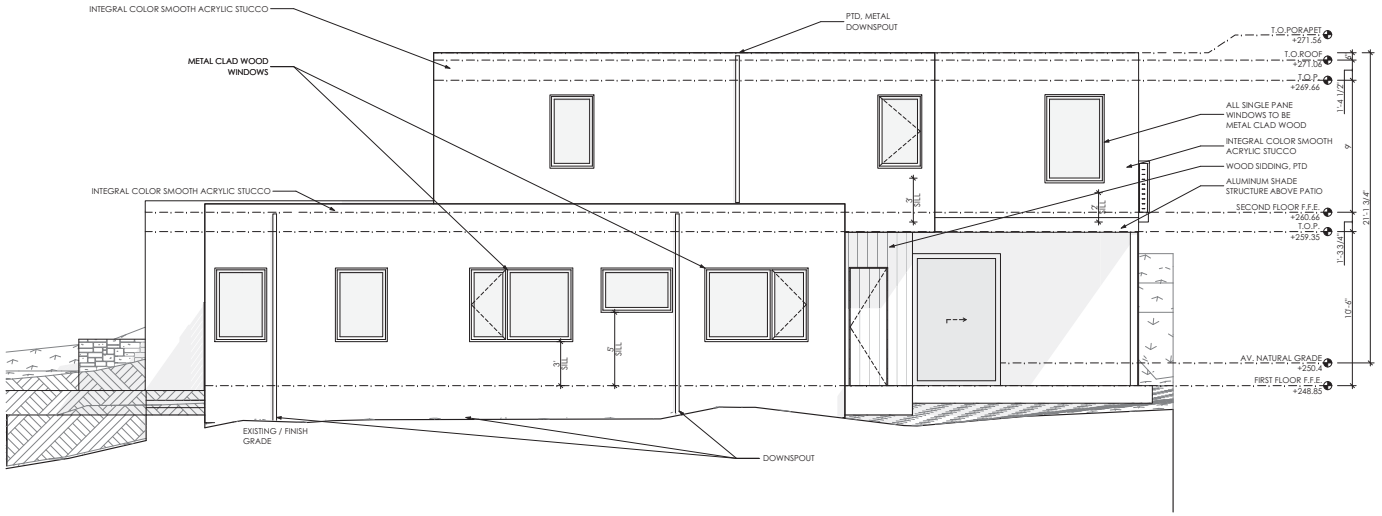
DRAWN: TV
DATE: 6/15/2022
JOB NO.: 2110
DRAWING TITLE: PROPOSED ELEVATIONS

SHEET: A3.1

D12

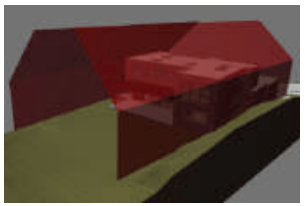


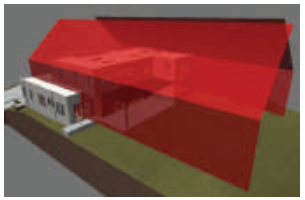
4 PROPOSED LEFT/WEST ELEVATION
1/4" = 1'-0"



3 PROPOSED RIGHT/EAST ELEVATION
1/4" = 1'-0"

DAYLIGHT PLANE
3D DIAGRAMS





ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A. MENLO PARK, CA 94025 t: (650) 328 0577 f: (650) 323 4781

SEAL:

LICENSED ARCHITECT ANA WILLIAMSON C-34100 RENEWAL 08/31/2023 STATE OF CALIFORNIA

KRAMER RESIDENCE

90 LA LOMA DRIVE
MENLO PARK, CA. 94025
APN: 074-135-470

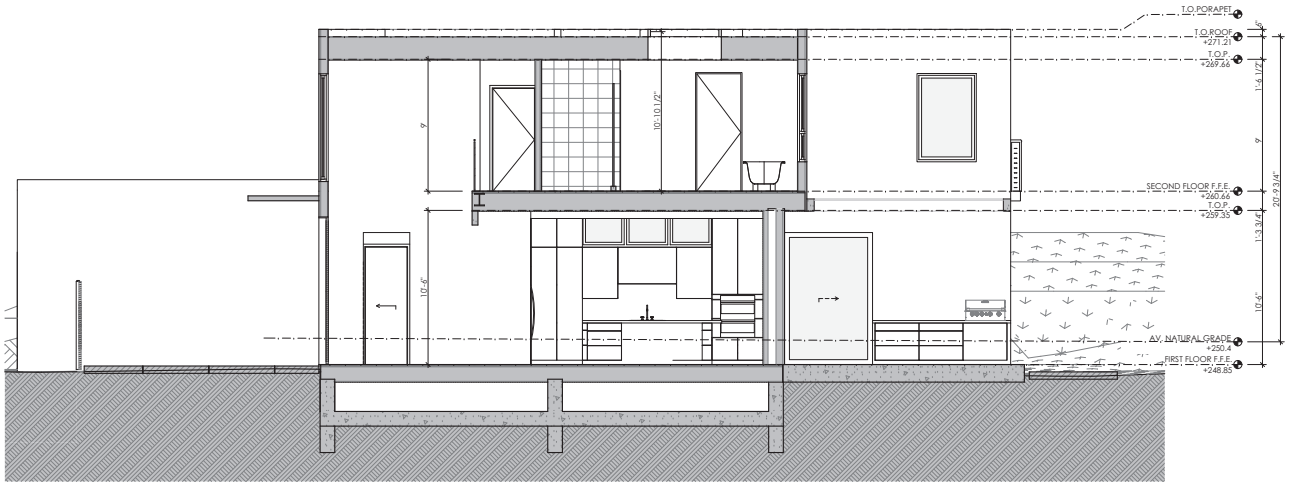
ISSUE:	DATE:
USE PERMIT	04/06/2022
⚠ USE PERMIT - REV 1	06/17/2022

DRAWN: TV
DATE: 6/15/2022
JOB NO.: 2110
DRAWING TITLE: PROPOSED ELEVATIONS

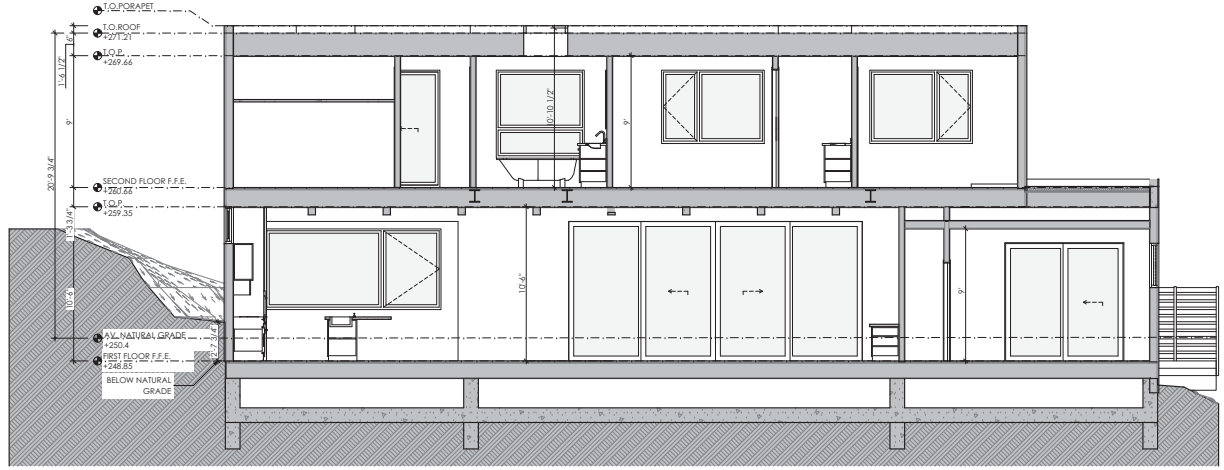
SHEET: A3.2

D13

NOTES



2 PROPOSED CROSS SECTION
1/4" = 1'-0"



1 PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"

ANA WILLIAMSON ARCHITECT
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SEAL:

LICENSED ARCHITECT
ANA MARIA WILLIAMSON
C-24100
RENEWAL 08/31/2023
STATE OF CALIFORNIA

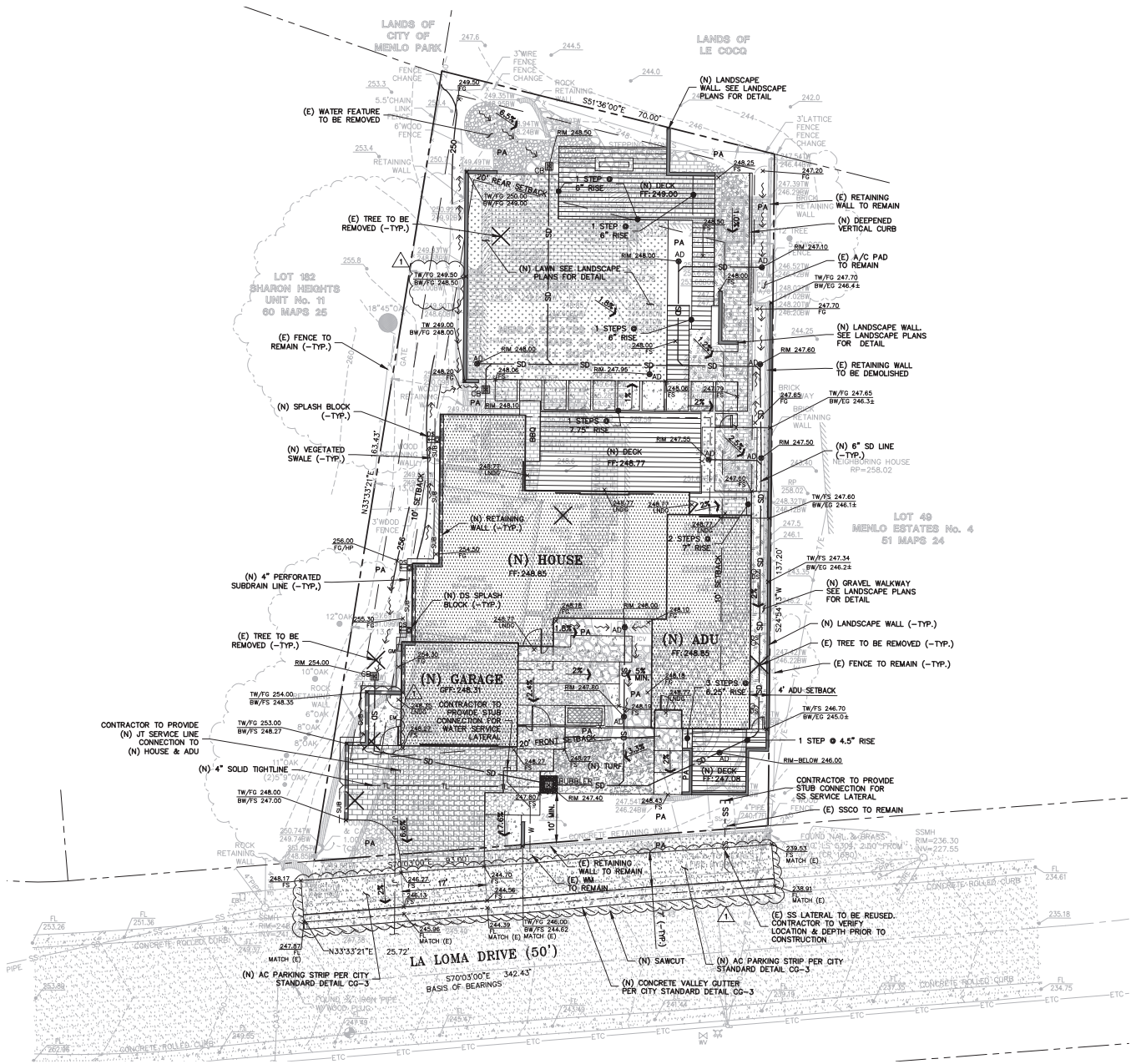
KRAMER RESIDENCE

90 LA LOMA DRIVE
MENLO PARK, CA. 94025
APN: 074-135-470

ISSUE:	DATE:
USE PERMIT	04/06/2022
1 USE PERMIT - REV 1	06/17/2022

DRAWN: TV
DATE: 7/22/2022
JOB NO. 2110
DRAWING TITLE: PROPOSED SECTIONS

SHEET: A4.0



LEGEND

PROPOSED	DESCRIPTION
	(N) CONCRETE DRIVEWAY/HARDSCAPE
	(N) ASPHALT CONCRETE
	(N) GRAVEL SEE LANDSCAPE PLANS FOR DETAILS
	(N) WATER FEATURE SEE LANDSCAPE PLANS FOR DETAILS
	(N) LAWN AREA SEE ARCHITECTURE PLANS FOR DETAILS
	(N) DRIVABLE TURF SEE LANDSCAPE PLANS FOR DETAILS
	(N) DECK SEE LANDSCAPE PLANS FOR DETAILS
	(N) PAVED DRIVEWAY/HARDSCAPE SEE LANDSCAPE PLANS FOR DETAILS
	(N) RETAINING WALL SEE LANDSCAPE PLANS FOR DETAILS
	(N) LANDSCAPE WALL SEE LANDSCAPE PLANS FOR DETAILS
X	TREE(S) TO BE REMOVED

0 5 10 20

SCALE: 1" = 10'

USA NORTH 811 Call Before You Dig

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY. WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

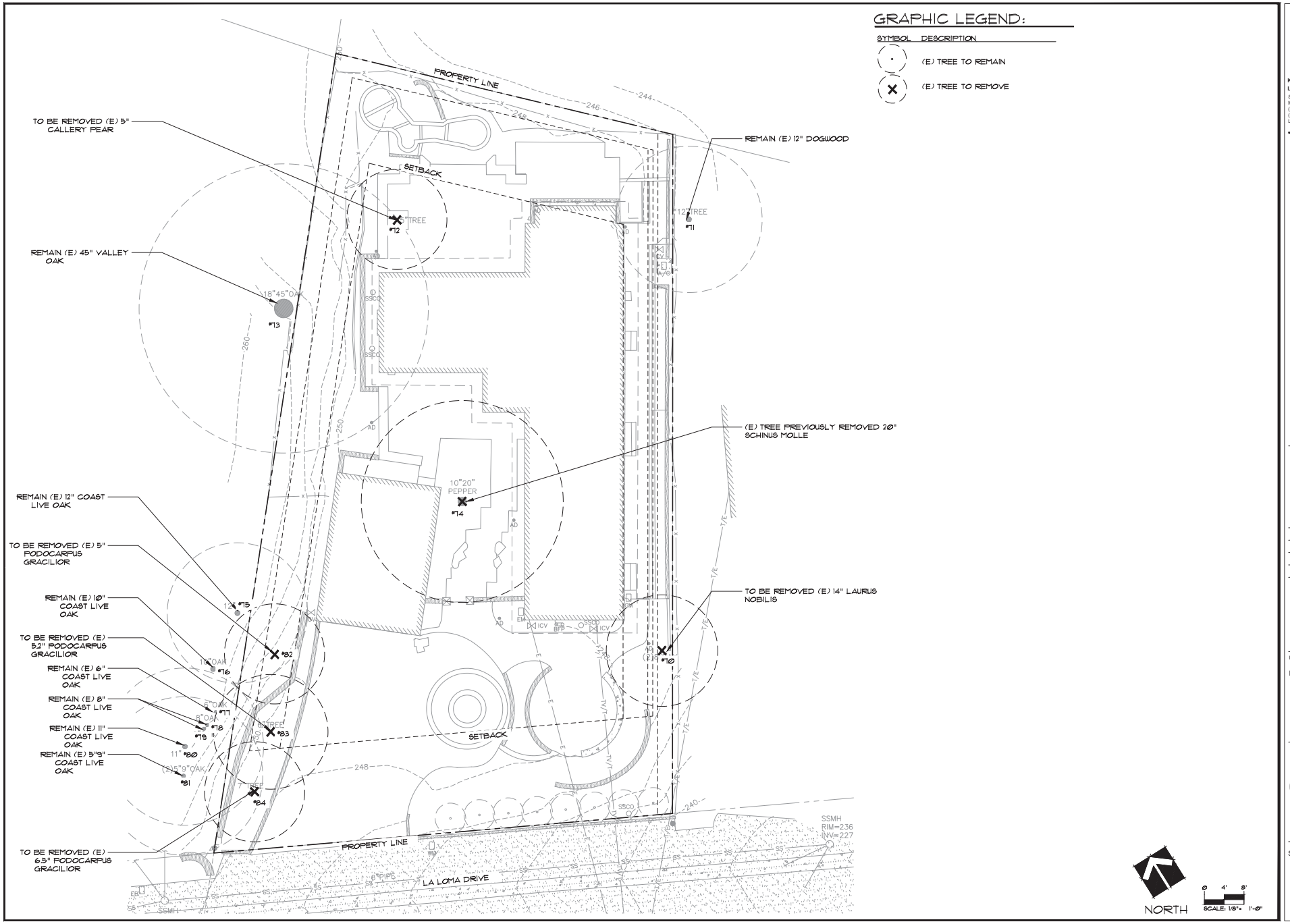
KRAMER RESIDENCE
90 LA LOMA DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 074-150-470

PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN

	CITY COMMENTS	BY
1	6-17-22	AV
–		–
–		–
–		–
–		–
	REVISIONS	BY

JOB NO:	2212180
DATE:	4-5-22
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JV/JC
SHEET NO:	C-2.0
	1 OF 1 SHEETS

D15



Keith Willig
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License #3851

KRAMER RESIDENCE

90 LA LOMA DRIVE, MENLO PARK, CALIFORNIA

APN: 074-150-470

PERMIT SET

TREE INVENTORY PLAN

scale:	1/8" = 1'-0"
date:	07/25/2022
drawn by:	XA/PS/WS
review by:	KW
revision:	

notes:

PROGRESS SET

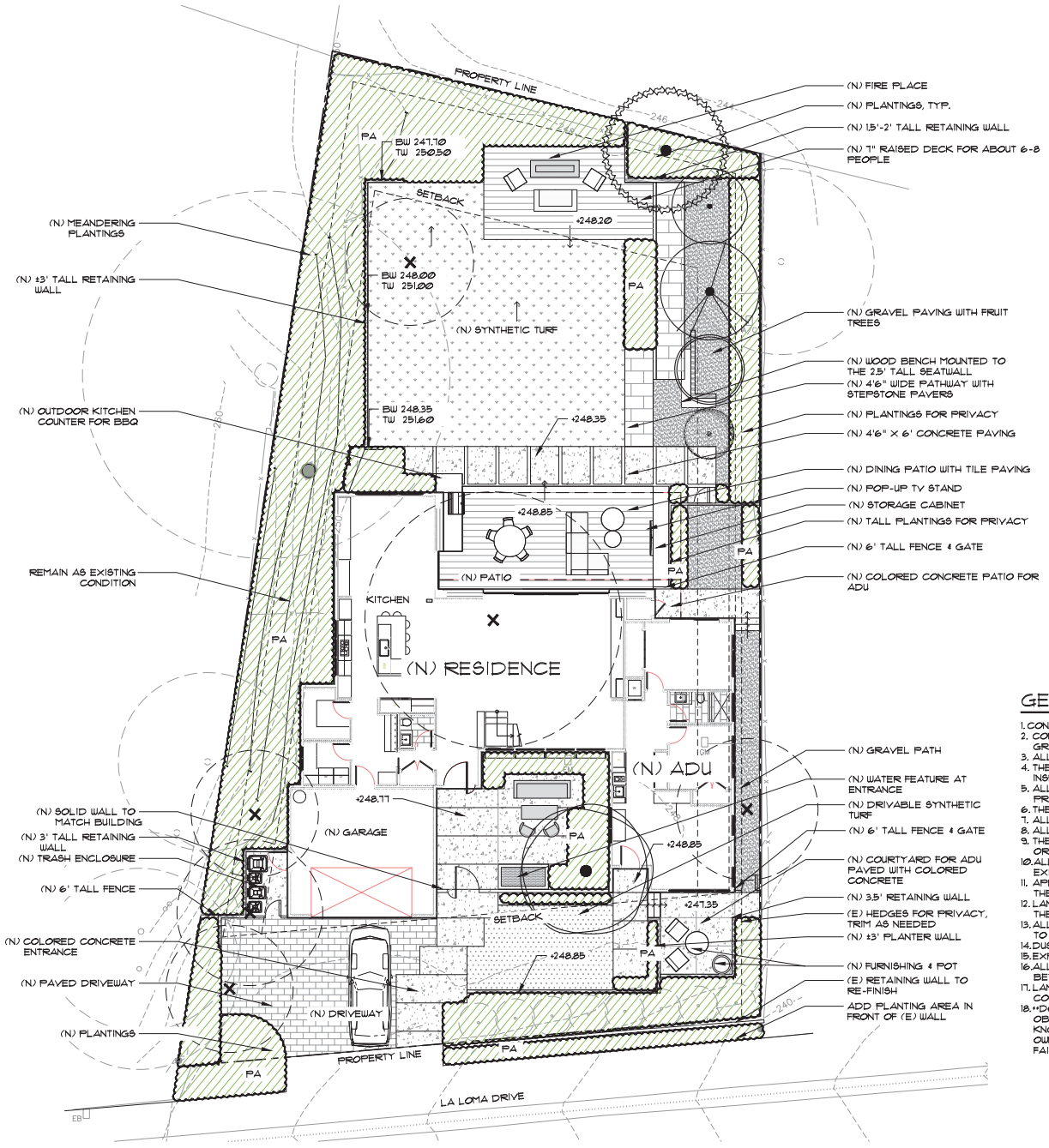
LICENSED LANDSCAPE ARCHITECT
KEITH E. WILLIG
LIC. No. 3851
07-31-2022
Date
STATE OF CALIFORNIA

SHEET NO.

L-0.1

1 OF 4 SHEETS

D16



LAYOUT LEGEND:

SYMBOL	DESCRIPTION
	EXISTING TOPO
	NEW TOPO
	(E) TREE TO REMAIN
PA	PLANTING AREA
X / L-X.X	DETAIL * / SHEET *
+XXX.XX	SPOT ELEVATION
	LEVEL CHANGE/STEPS

MATERIALS LEGEND:

SYMBOL	QTY	MFG	DESCRIPTION
	608 SF	TBD	PEA GRAVEL COLOR: TBD SIZE: TBD
	1,512 SF	TBD	SYNTHETIC TURF COLOR: TBD
	891 SF	TBD	TILE PAVING COLOR: TBD SIZE: TBD
	291 SF	TBD	SYNTHETIC TURF FOR DRIVEWAY
	3,574 SF	PLANTING	SEE PLANTING PLAN
	1,220 SF	TBD	CONCRETE COLOR: TBD FINISH: TBD
	210 SF	TBD	STEPSTONE PAVERS COLOR: TBD FINISH: TBD
	FIRETABLE	TBD	
	BUILT-IN WALL		

GENERAL NOTES:

1. CONTRACTOR TO FAMILIARIZE HIM/HERSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING ON PROJECT.
2. CONTRACTOR SHALL CLEAN OUT AND REPAIR/REPLACE AS REQUIRED EXISTING DRAINAGE. SYSTEM AND GRADE SITE SO THAT THE SITE HAS POSITIVE DRAINAGE.
3. ALL GRADING SHALL BE IN ACCORDANCE WITH LOCAL GRADING CODES AND ORDINANCES.
4. THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS AND ALL INSPECTIONS AS REQUIRED.
5. ALL CONCRETE FLATWORK LAYOUT SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LOCATION AND PROTECTION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED ON PLANS.
8. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGE DUE TO OPERATIONS, OR NEGLECT OF SUBCONTRACTORS.
10. ALL WALLS AND WALKS SHALL HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS. JOIN ALL EXISTING PAVING FLUSH.
11. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT THE ADJOINING PROPERTIES DURING GRADING OPERATIONS.
12. LANDSCAPE AREAS SHALL DRAIN AWAY FROM ALL BUILDINGS AND FACILITIES AT 2% MIN. 5' AS SHOWN ON THE PLAN.
13. ALL MATTER OR DEBRIS SHALL BE REMOVED BY THE CONTRACTOR FROM THE SURFACE UPON WHICH FILL IS TO BE PLACED.
14. DUST SHALL BE CONTROLLED BY WATERING.
15. EXPORTED SOIL AND DEBRIS SHALL GO TO A LEGAL DUMPSITE AT NO ADDITIONAL COST TO THE OWNER.
16. ALL LANDSCAPE AREAS SHALL BE SMOOTH IN CHARACTER AND SHALL HAVE NATURAL TRANSITIONS BETWEEN CONTOURS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
17. LANDSCAPE MOUNDS AND FILL AREAS SHALL BE SPREAD IN LOOSE LIFTS OF 6 INCHES OR LESS AND COMPACTED TO A DEGREE OF 95% OR GREATER.
18. **DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

NORTH

0 4' 8'
SCALE: 1/8" = 1'-0"

Keith Willig
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KRAMER RESIDENCE

90 LA LOMA DRIVE, MENLO PARK, CALIFORNIA

APN: 074-150-470

PERMIT SET

LAYOUT & MATERIALS PLAN

scale:	1/8" = 1'-0"
date:	07/25/2022
drawn by:	XA/PS/WS
review by:	KW
revision:	

notes:

PROGRESS SET

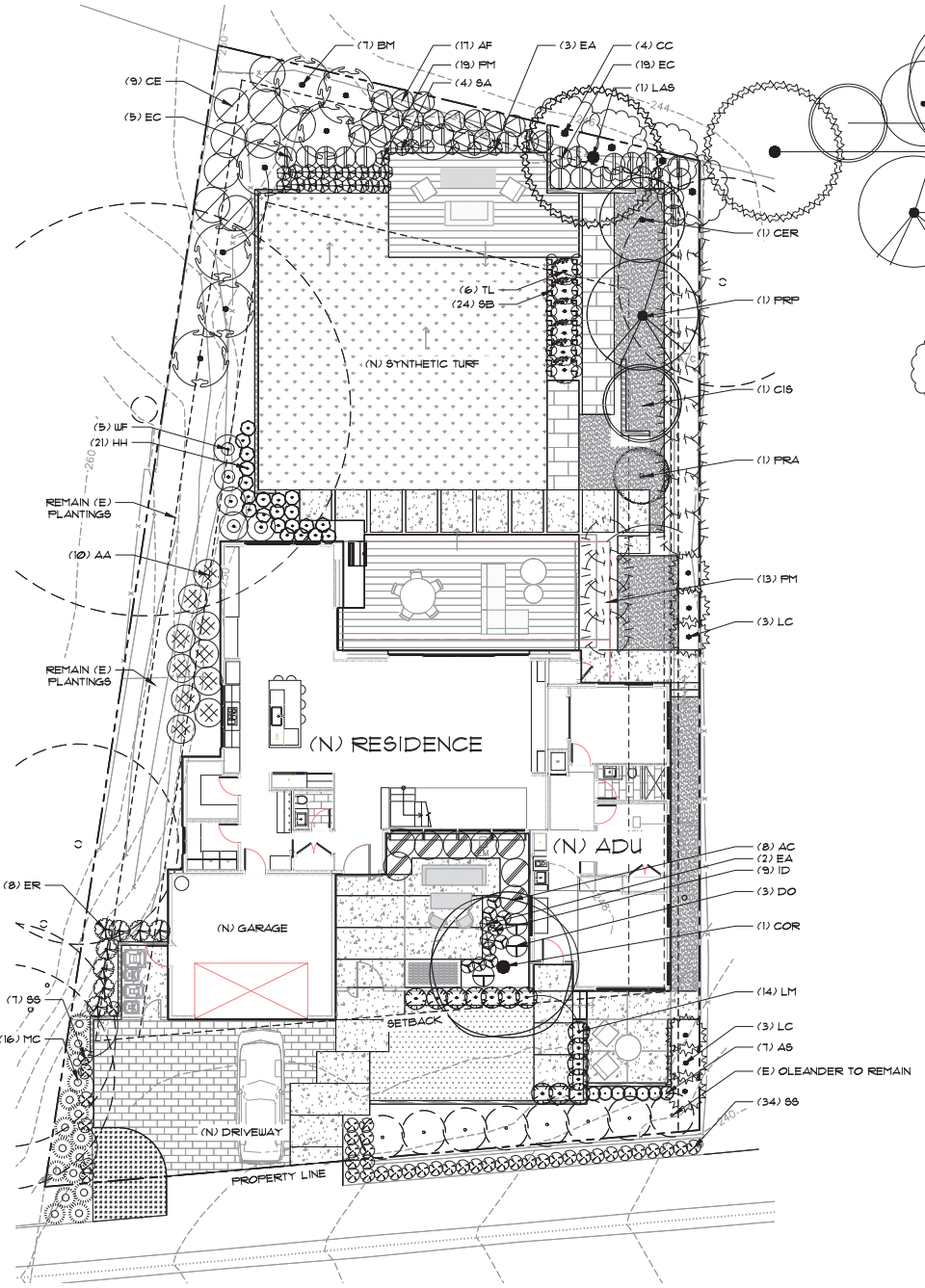
LICENSED LANDSCAPE ARCHITECT
KEITH E. WILLIG
07-31-2022
STATE OF CALIFORNIA

SHEET NO.

L-2.0

2 OF 4 SHEETS

D17



PLANTING LIST:

SYMBOL	DESCRIPTION	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY.	
TREES								
COR	*CORNUS CAPITATA* (REPLACEMENT TREE)	EVERGREEN DOGWOOD	36" BOX	20'-40'	40'	MED	1	TREE VALUATION: 1,200
CER	*CERCIS OCCIDENTALIS* (REPLACEMENT TREE)	WESTERN REDBUD	36" BOX	10'-20'	20'	LOW	1	TREE VALUATION: 1,200
CIS	*CITRUS SINENSIS 'WASHINGTON'*	NAVEL ORANGE	24" BOX	8'-15'	8'-15'	MED	1	
LAS	*LAURUS 'SARATOGA'* (REPLACEMENT TREE)	SARATOGA LAUREL	36" BOX	15'-25'	20'-30'	LOW	1	TREE VALUATION: 1,200
POM	*PODOCARPUS MACROPHYLLUS*	YEW PINE	15 GAL	6'	15'	MED	13	
PRA	*PRUNUS ARMENIACA 'BLENHEIM'*	BLENHEIM APRICOT	24" BOX	6'-10'	12'-18'	LOW	1	
PRP	*PRUNUS PERSICA 'FROST'*	FROST PEACH	24" BOX	15'-30'	15'-30'	LOW	1	

SYMBOL	DESCRIPTION	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY.
GROUNDCOVER & SHRUBS							
SHRUBS & GROUNDCOVER							
AA	*ASPARAGUS AETHIOPICUS*	SPRENGER'S ASPARAGUS	5 GAL	4'	3'	MED	10
AC	*ACACIA COGNATA COUSIN ITT*	COUSIN ITT ACACIA	5 GAL	4'-6'	2'-3'	LOW	8
AF	*ANIGOZANTHOS FLAVIDUS*	KANGAROO PAW	5 GAL	2'-4'	3'-6'	LOW	17
AS	*ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'*	SALMON YARROW	1 GAL	2'-3'	1'-2'	LOW	7
BM	*BOUGAINVILLEA 'MONETH'*	PURPLE QUEEN BOUGAINVILLEA	5 GAL	6'-10'	15'	LOW	7
CC	*CARPENTERIA CALIFORNICA*	BUSH ANEMONE	1 GAL	10'	6'-10'	MED	4
CE	*CHONDROPETALUM ELEPHANTINUM*	LARGE CAPE RUSH	5 GAL	4'-6'	3'-5'	LOW	9
DO	*DAPHNE ODORA*	FRAGRANT DAPHNE	5 GAL	2'-4'	3'-6'	LOW	3
EA	*ECHEVERIA 'AFTERGLOW'*	AFTERGLOW ECHEVERIA	1 GAL	1'-2'	1'-2'	LOW	5
EC	*EPILOBIUM CANUM CALISTOGA*	CALIFORNIA FUCHSIA	1 GAL	2'-3'	1'-2'	LOW	19
ER	*EUPHORBIA RIGIDA*	UPRIGHT MYRTLE SPURGE	1 GAL	2'-3'	1'-2'	LOW	8
HH	*HELLEBORE HYBRID*	HYBRID LENTEN ROSE	1 GAL	2'	1.5'-2'	LOW	21
ID	*IRIS DOUGLASIANA*	DOUGLAS IRIS	1 GAL	2'-4'	6"-2.5'	LOW	9
LC	*LEUCOSPERMUM CORDIFOLIUM*	NODDING PINCUSHION	5 GAL	5'-8'	5'-8'	LOW	6
LM	*LEUCADENDRON 'MAUI SUNSET'*	PROTEACEAE LEUCADENDRON HYBRID	5 GAL	4'-6'	4'-6'	LOW	14
LN	*LIPPIA NODIFLORA 'CAMPAGNA VERDE'*	KURAPIA	4"	SPREADING	2"	LOW	1236SQFT
MC	*MUHLENBERGIA CAPILLARIS 'LENCA'*	PINK MUHLY GRASS	1 GAL	3'	4'	LOW	16
PM	*PENSTEMON MARGARITA BOP*	BEARDTONGUE	1 GAL	2'	2'	LOW	15
SA	*SEDUM RUPSTRE 'ANGELINA'*	STONECROP	1 GAL	2'-3'	6"	LOW	4
SB	*SALVIA X SYLVESTRIS 'BLUE HILL'*	WOOD SAGE 'BLUE HILL'	1 GAL	1'-2'	1'-2'	LOW	24
SS	*SENECIO SERPENS*	BLUE CHALKSTICKS	1 GAL	2'-3'	1'	LOW	7
TL	*TRICHOSTEMA LANATUM*	WOOLY BLUECURLS	1 GAL	4'	4'	VERY LOW	6
WF	*WOODWARDIA FIMBRIATA*	GIANT CHAIN FERN	5 GAL	4'-6'	4'-6'	MED	5

EXISTING TREE LEGEND:

SYMBOL	DESCRIPTION
	(E) TREE TO REMAIN
	PROPERTY LINE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNATURE DATE 03-08-22

Keith Willig
Landscape Architect Lic.#3851
Contractor C-27 Lic.#939061

'A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT.'

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EASEMENTS, UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. LANDSCAPE AREAS SHALL DRAIN AWAY FROM ALL BUILDINGS AND FACILITIES AT 2% MIN. FOR 5' AS PER DRAINAGE PLAN. FOLLOW ALL DRAINAGE PLANS.
4. ALL PLANT MATERIAL SHALL BE OF NURSERY QUALITY AND BE GUARANTEED FOR THREE MONTHS.
5. ALL PLANT MATERIAL SHALL BE APPROVED FOR QUALITY BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
7. SOIL PREPARATION:
   - ROTOTILL THE FOLLOWING AMENDMENTS 6" INTO THE SOIL AT RATES INDICATED PER 1,000 SQUARE FEET FOR ALL PLANTING AREA AND SOD AREAS.
   - 6 CUBIC YARDS NITROGEN STABILIZED SAWDUST OR EQUAL.
   - 125 LBS. GRO-POWER PLUS OR EQUAL PRE PLANT FERTILIZER.
8. A SITE SPECIFIC SOIL ANALYSIS SHOULD BE FOLLOWED BY CONTRACTOR PER WELO REQUIREMENT.
9. PLANT PITS SHALL BE 2X THE ROOT BALL SIZE WITH 70% NATIVE SOIL AND 30% AMENDMENTS WITH PLANT TABLETS OR OTHER PRE PLANT FERTILIZER.
9. ALL PLANTS SHALL HAVE A 2" MIN. WATERING BERM AROUND THEM.
10. TREES ARE TO BE STAKED WITH A MIN. 2"X2"X' REQUIRED HEIGHT STAKE AND TIED TO NURE VERTICAL GROWTH.
11. ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
12. ALL APPLICABLE CODES TO BE FOLLOWED. ALL WORK REQUIRING PERMITS SHALL HAVE PERMITS BEFORE WORK IS TO BEGIN.
13. ALL PLANTING AREAS TO BE COVERED WITH 3' THICK LAYER OF PREMIUM ARBOR MULCH
14. ALL TREE ROOTS GREATER THAN 1-1/2" IN DIAMETER DAMAGED DURING CONSTRUCTION SHALL BE CUT CLEAN AND SEALED.
15. CONTRACTOR TO VERIFY QUANTITIES, QUANTITIES SHOWN ARE FOR REFERENCE ONLY.
16. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
17. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.
18. TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREA.

NORTH

0 4' 8'
SCALE: 1/8" = 1'-0"

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KRAMER RESIDENCE

90 LA LOMA DRIVE, MENLO PARK, CALIFORNIA

APN: 074-150-470

PERMIT SET

PLANTING PLAN

scale:	1/8" = 1'-0"
date:	07/25/2022
drawn by:	XA/PS/WS
review by:	KW
revision:	

notes:

PROGRESS SET

LICENSED LANDSCAPE ARCHITECT KEITH E. WILLIG LIC. NO. 3851 07-31-2022 Expires STATE OF CALIFORNIA

SHEET NO.

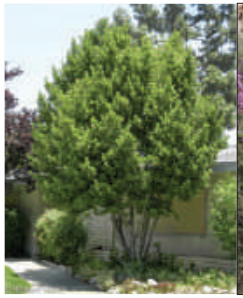
L-3.0

4 OF 4 SHEETS

D18

REFERENCE IMAGES

TREES


LAURUS 'SARATOGA'

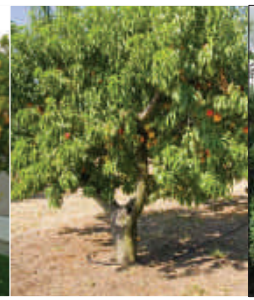

CERCIS OCCIDENTALIS

FRUIT TREES


CITRUS SINENSIS


APRICOT 'MOORPARK'


LEMON 'IMPROVED MEYER'


PRUNUS PERSICA 'FROST'


PODOCARPUS MACROPHYLLUS

SHRUBS & GROUNDCOVER

SHRUBS FOR SCREENING


LEUCADENDRON 'MAUI SUNSET'


LEUCOSPERMUM CORDIFOLIUM


MYRICA CALIFORNICA


CARPENTERIA CALIFORNICA

PLANTS / HERBACEOUS (SHADE TOLERANT)


IRIS DOUGLASIANA


ASPARAGUS AETHIOPICUS


DICKSONIA ANTARCTICA

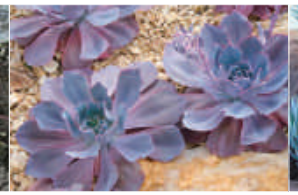

POLYSTICHUM POLYBLEPHARUM


WOODWARDIA FIMBRIATA

ACCENT SUCCULENTS


SEDUM RUPSTRE 'ANGELINA'


ECHEVERIA SECUNDA


ECHEVERIA 'AFTERGLOW'

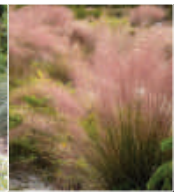

SENECIO SERPENS

GROUNDCOVER


LOMANDRA LONGIFOLIA 'BREEZE'


CHONDROPETALUM ELEPHANTINUM


ACACIA COGNATA COUSIN ITT


MUHLENBERGIA CAPILLARIS 'LENCA'

ACCENT FLOWER HERBACEOUS


TRICHOSTEMA LANATUM


ANIGOZANTHOS FLAVIDUS


EPILOBIUM CANUM CALISTOGA


EUPHORBIA RIGIDA


ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'


DAPHNE ODORA


SALVIA X STYLVESTRIS 'BLUE HILL'


SALVIA LEUCANTHA

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KRAMER RESIDENCE

90 LA LOMA DRIVE, MENLO PARK, CALIFORNIA

APN: 074-150-470

PERMIT SET

PLANTING PALETTE

scale:	1/8" = 1'-0"
date:	03/15/2022
drawn by:	XA/PS/WS
review by:	KW
revision:	

notes:

PROGRESS SET

LICENSED LANDSCAPE ARCHITECT
KEITH E. WILLIG
LIC. No. 3851
07-31-2022
Expires
STATE OF CALIFORNIA

SHEET NO.

L-3.1

4 OF 4 SHEETS

D19

ANA WILLIAMSON ARCHITECT

Date: June 17, 2022
Project Address: 90 La Loma Dr., Menlo Park, CA 94025
Re: Project Description

The proposal contained within is to address the non-conforming Min. Lot width condition present at the site of 90 La Loma Dr. and the request for an excavation of more than 12" within the side setback for a trash enclosure. The minimum required lot width by zoning is 80', where the site observes a minimum lot width of 73'-8". Below is a full description of the proposed project.

The scope of the attached project involves the removal and demolition of the existing single family residence and garage, and the construction of a new 2 story, 4,000 sf Main Residence with a new 782 SF attached Accessory Dwelling Unit. The construction will also include a covered back patio with BBQ for the main residence and a small open back patio for the ADU, and any landscaping and site work related to those constructions including but not limited to, driveway, walkway, fences, utility work, and trash enclosure.

The (N) Main Residence is a 2 story structure and contains a garage, kitchen, mudroom, laundry, pantry, powder room, living room, and family room on the main level, and 4 bedrooms and bathrooms, including the Master suite, on the second level. The attached ADU will contain 2 bedroom and 1 bathroom with a small kitchen and living area. Both structures are located at the front of the property in order to take full advantage of the natural daylight and optimize the backyard SF. Both the Main Residence and the ADU will be built with wood framing and be clad with stucco and have accent walls with wood siding. The material choices are both aesthetic and functional, emphasizing the simplicity of each structure and their contemporary architectural design. Windows and doors will be wood with metal cladding, allowing for decreased maintenance due to their durability. Both structures are simple forms with little to no protrusions, bay windows, dormers, etc. The proposed flat roof lines share the same composition and allow for the main residence to take advantage of consistent, high ceiling heights without obstructing the daylight plane. The proposal also includes a (N) trash enclosure that requires more than 12" excavation within the side setback. The enclosure has direct access from the garage and the front driveway.

Our clients have had informal discussions with their adjacent neighbors regarding their proposed constructions and are in the process of sending complete drawing set with an accompanying description letter. The neighbors have not expressed any concerns to our clients, but we are trying to be respectful of their privacy by using high, limited number of windows and/or through screen plantings along the fence line. Our clients are continuing conversations with their neighbors and any concerns will be addressed.

Sincerely,

Teodora Velkova, Design Associate
Ana Williamson Architect

885 Santa Cruz Ave, A Menlo Park CA 94025 t 650 329 0577 f 650 325 4781 www.awarchitect.com

urbantreemanagement inc.

Arborist Report

90 La Loma Dr
Menlo Park, CA 94025

Inspection Date:
April 13, 2022
Revised: June 13, 2022

Prepared by: Chris Stewart
Project Arborist: Michael Young
contractors license # 755989
certified arborist WC ISA #623

TABLE OF CONTENTS

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

We were also to review "Proposed Site Plan" sheet A1.1 dated March 18, 2022, and Layout & Materials Plan sheet L-2.0 dated February 16, 2022.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are fourteen (14) trees included in this report with all seven (7) trees protected under the City of Menlo Park's tree protection ordinance. During our survey, none of the trees were rated "A" condition, fourteen (14) trees were rated "B" condition and none of the trees are rated "C" condition.
A - Retain, condition warrants long-term preservation.
B - Preservable, but may not be worthy of extensive effort or design accommodation.
C - Remove due to existing condition, structure and/or construction limits.

The valuation for all protected trees onsite using the 10th edition of the Guide for Plant Appraisals is $33,095.

All TREE PROTECTION NOTES on sheet The Proposed Site Plan, sheet A1.1 shall be followed. Any work within the tree's tree protection zone shall be hand dug and if any roots greater than 1" need to be cut, the project arborist shall be notified. We also recommend irrigation within the tree protection zones to a depth of 12" along with a 4"-6" layer of mulch to help alleviate construction stress during all construction activities.

Finally, once the tree protection fencing is in place, the project arborist shall be notified, and a site inspection will take place. Following the site inspection, a compliance letter will be written by the project arborist, confirming tree protection is per ours and the City of Meno Park's requirements.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table on page two of this report. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

A - Retain, condition warrants long-term preservation.
B - Preservable, but may not be worthy of extensive effort or design accommodation.
C - Remove due to existing condition, structure and/or construction limits.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. In cases where the main trunk divides below 54", the tree is measured (per the City of Menlo Park's protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This

assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is in the residential area in the City of Menlo Park. The surveyed area is basically rectangular and slopes up towards the neighbor's property to the northwest. This property's tree pallet is comprised of Coast live oak (*Quercus agrifolia*), a large Valley oak (*Quercus lobata*) on the neighbor's property and few other nonnative trees.

Tree Health on this Property

Generally, the health of the trees in the survey area ranges from fair/good to fair. The trees on this property would benefit form a regular maintenance schedule. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on this Property

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. As mentioned above, this property would benefit from a regular tree maintenance schedule to help correct structural issues. The trees in the surveyed area received structure ratings of fair to fair/poor.

Recommended Removals Based on Health/ Structure/Species

Details of each individual tree are located on the attached Survey Data table.

None of the trees are recommended for removal at the time of this survey.

Site Images

Tree #70

Tree #73

Tree #81

Trees #82 thru #84

Local Regulations Governing Trees

Definition of a heritage tree

1. Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
2. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
3. Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
4. Any tree with more than one trunk measured at the point where the trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees that are under 12 feet in height, which are exempt from the ordinance.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.
f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists is Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
    a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
    b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
    http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

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I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young

urbantreemanagement inc.

TREE SURVEY DATA

Address: 90 La Loma Dr, Menlo Park CA, 94025
Inspection Date: 4/13/2022

Revised:6/13/2022

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
70	California bay	15.6 @ 1.5'	22'/15'	fg	fp	x	B	EWR, DWR, SP, codominant leaders at 1.5' with included bark
71	Dogwood	12 @ 2'	18'/20'	fg	fp		B	EWR, DWR, SP, multiple leaders at 1.5', neighbors tree, tag on fence
72	Callery pear	5.0	16'/12'	fg	fp		B	EWR, DWR, SP, codominant leaders at 6'
73	Valley oak	45.0	40'/65'	fg	fp	x	B	EWR, DWR, SP, codominant leaders, neighbors tree, encroaches 20' over fence, diameter estimated
74	Removed							tree was removed prior to survey
75	Coast live oak	14.5	18'/25'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 5.5', tree was topped for height control
76	Coast live oak	10.9	18'/20'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 6', tree was topped for height control
77	Coast live oak	10.0	18'/20'	fg	f	x	B	EWR, DWR, SP, RCE, tree was topped for height control
78	Coast live oak	8.2	18'/18'	fg	fp		B	EWR, DWR, SP, RCE, leaning, tree was topped for height control
79	Coast live oak	7.7	18'/12'	fg	fp		B	EWR, DWR, SP, RCE, tree was topped for height control
80	Coast live oak	10.9	18'/20'	fg	fp	x	B	EWR, DWR, SP, RCE, leaning, tree was topped for height control
81	Coast live oak	13.2 @ 1.5'	20'/15'	fg	f	x	B	EWR, DWR, SP, RCE, codominant leaders at 7'
82	Podocarpus	5	20'/12'	fg	f		B	EWR, DWR, SP, RCE, need to remove guying wrap
83	Podocarpus	5.2	18'/12'	f	f		B	EWR, DWR, SP, RCE, thinning canopy, need to remove guying wrap
84	Podocarpus	6.5	22'/12'	fg	f		B	EWR, DWR, SP, RCE, need to remove guying wrap
		A = Retain, condition warrants long-term preservation					0	
		B = Preservable, but may not be worthy of extensive effort or design accommodation					14	
		C = Recommend removal due to existing condition and/or structure					0	
		TOTAL TREES					14	
		PROTECTED TOTAL				7		

KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended.
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.
CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure.
LCR-Live Crown Ratio.
RR - Recommend Tree Removal based upon Health or Structure of tree.
Prop - Steel prop in concrete footing recommended to help support a tree/limb.
Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

1. Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
2. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
3. Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
4. Any tree with more than one trunk measured at the point bwhere trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees under that are under 12 feet, which are exempt from the ordinance

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TREE SURVEY DATA

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS

Common Name	***Latin Name***
California bay	*Umbellularia californica*
Dogwood	*Cornus spp*
Callery pear	*Pyrus calleryana*
Valley oak	*Quercus lobata*
Coast live oak	*Quercus agrifolia*
Podocarpus	*Podocarpus spp*

Address: 90 La Loma Dr Menlo Park, CA 94025
Date: 4/13/2022
Revised: 6/13/2022

Tree No.	Species (example)	Condition 0 to 1.0	Trunk Diameter	Func. Limitation 0 to 1.0	Ext. limitation 0 to 1.0	Replacement tree Size	Replacement tree Cost	Installation Cost	Total Cost	Unit Tree cost	Appraised Trunk area	Basic tree cost	Depreciated cost	Reproduction cost (rounded)
70	**California bay**	0.7	15.6	0.7	0.8		172.73	172.73	345.46	36.36	191.1	6,950	3,070	
73	**Valley oak**	0.7	45	0.8	0.6		172.73	172.73	345.46	36.36	1590.4	57,828	19,776	
75	**Coast live oak**	0.7	14.5	0.7	0.8		172.73	172.73	345.46	36.36	165.1	6,004	2,699	
76	**Coast live oak**	0.7	10.9	0.7	0.8		172.73	172.73	345.46	36.36	93.3	3,393	1,675	
77	**Coast live oak**	0.8	10	0.7	0.8		172.73	172.73	345.46	36.36	78.5	2,856	1,625	
80	**Coast live oak**	0.7	10.9	0.7	0.8		172.73	172.73	345.46	36.36	93.3	3,393	1,675	
81	**Coast live oak**	0.8	13.2	0.7	0.8		172.73	172.73	345.46	36.36	136.8	4,976	2,575	
												Total:	33,095	